



Bethesda Oaks HOA Board of Directors Meeting Minutes

Date: January 30, 2020
Location: Gastonia Fire Station # 4
Address: 900 Armstrong Park Rd, Gastonia, NC 28054
Recorded by: Joe Cammalleri
Attendance: ?? total

Opening: The meeting was called to order at 7:50 pm by Joe Cammalleri.

Present: Joe Cammalleri, Bill Marino, Cleveland Penn, Allen Huffman (Jeremy Eastburn absent)

A quorum was established.

Agenda:

Motion to approve meeting minutes from October 30, 2019 meeting and post on website

- Motion made by: Bill Marino
- Seconded by: Allen Huffman

President's Report:

- HOA News:
 - 1) PMR new Property Manager, will be handling our account, Nichole Furrow, was present and introduced.
 - 2) Annual Elections Results, both Jeremy & Cleveland were re-elected by acclamation to serve another 2 Year Term
 - 3) Officers for 2020 will remain the same.
- Concerns over Rentals and Renters were discussed. As there currently are no restrictions or regulations regarding Rentals, the Board along with PMR will solicit HOA Attorney (Mike Hunter) for guidelines and recommendations.
- Ryan Homes continues to maintain Phase 3 common areas, as no final walkthrough and/or turnover timeline not scheduled, to date.
- Clearing around the Bridge is still to be resolved.
- Lennar has a new site contact... name and information will be provided and passed along.
- So far, Lennar has plotted 47 lots, completed the Model Home and constructed seven (7) additional structures. Building in Phase 4 is progressing aggressively.
- It was noted that a letter needs to be drafted to advise homeowner's issues with ATV's in common areas and driving in the street.



Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.
- Allen noted that the water bill, once again, seems higher than normal. PMR will investigate.

Architectural Review Committee's Report:

- Violation letters were sent out as needed by Property Matters Realty.
- Approvals (if any) were reviewed and handled as needed.

Crime Watch Committee's Report:

- Nothing to report.

Communication Committee's Report:

- Nothing to report.

Landscaping Committee's Report:

- We have received a letter from the City (Joe Gate), about responsibility for burn maintenance, in certain areas in Phase 3. Letter was confusing; we will be asking the City to clarify, before they send it to affected homeowners.
- Board requested Landscaping Specification information, to begin the RFQ process.
- Common Area (next to pool parking lot) has been cleaned up.

Pool/Playground Committee's Report:

- Members were informed that the Board would be meeting with suppliers to get information and firm quotes on new playground equipment.
- Pool Bathrooms Tile and Upgrades bids are in the works.
- Concrete Grinding to be scheduled, this is at no charge to the community.
- Additional table covers & hold down clips purchase was approved by Board Clips are approx. \$96. Waiting on final table cover pricing (same as previously bought).

Social Committee's Report:

- Reported that along with HOA Fireman's Lunch, they also provided pizza to thank them for being the Judges at the Holiday Decoration Contest.
- Congratulations to Holiday Decoration Winners was announced.
- The Social Committee will be buying T-Shirts to wear at all future events. Excess garage sale funds were used to buy the shirts.

Administrative Committee's Report:

- Nothing to report, although in the future Social & Administrative Committees will combine.



Next Scheduled Meeting:

- Date/Time/Location: February 27, 2020, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

Motion to Adjourn: 8:17 pm made by Bill Marino, seconded by Cleveland Penn.