



## Bethesda Oaks HOA Board of Directors Meeting Minutes

**Date:** February 27, 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 7:06 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 January 30, 2020 meeting and post on website

- Motion made by: Bill Marino
- Seconded by: Cleveland Penn

### President's Report:

- Scott from Mulch Life representing Charlotte Playsets provided an overview of his company, and various recommendations for new playground equipment. Brochures and information were given for the Board and Committee to review and offer options.
- Tim Conner from J&G offered proposals on a pool gate access (fob) system, and upgraded security system, as well as moving fences. Quotes were also provided.
- President reported that no final walk-through has been scheduled with Ryan, as of yet. Ryan is still responsible for upkeep to common areas in phase 3.
- President also reported that the Board and PMR are working with HOA Attorney, Mike Hunter, to provide a final draft to modify the Amendments to CCR's, that would regulate renters and provide guidelines for the same.
- The flooding area (Canyon Live Oak) was corrected by Ryan.
- A Property Tax Notice that was submitted to the HOA was kicked back to Ryan/NVR (parcel # 2262136) as this property has not yet been turned over (Phase 3).
- Lennar has plotted 47 lots to date. Model is complete and open and the first closing in Phase is scheduled for May timeframe.
- Lennar Construction Complaints should be submitted to George Siek (George.Siek@Lennar.com), who is the new Field contact.



#### Finance Committee's Report:

- Reviewed all outstanding financial highlights since the last meeting.

#### 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:

- Police Officers reported 6 calls (domestic, alarm, susp. vehicle) and 1 Other Offense (Extortion).
- Awaiting for a new speed sign computer, to replace existing one, as data provided is incorrect.

#### Communication Committee's Report:

- Nothing to report.

#### Landscaping Committee's Report:

- Working on landscape specifications, towards securing new RFQ's.
- Joe Gates from the City provided the Board a letter to distribute to specific homeowner's along a buffer (berm) section in Phase 3. This details guidelines as to their responsibility to maintain the same.
- An off-road dirt bike letter needs to be sent out, to advise homeowners' of rules and areas that are restricted for this use.

#### Pool/Playground Committee's Report:

- Sidewalk repair near the pool was completed.
- Board reported that the 2020 Pool Contract was signed, no changes, no increases.
- Playground Expansion continues to be a major project for the year.
- Awaiting Pool bathrooms bids.
- Concrete grinding needs to be scheduled, new table covers & clips have been purchased.

#### Social Committee's Report:

- Reported they are purchasing T-Shirts.
- Also provided update on upcoming events:
  - 2nd Annual Egg Hunt – March 28th. (rain date - Apr. 4th.)
  - Spring Yard Sale – May 2nd.
  - Pool Party – May 30th.
  - Fall Family Movie Night – Oct. 2nd.
  - Holiday Decoration Contest – Dec. 14th. & 15th.



- A new community social media is circulating from “Nextdoor.com”... this is not an HOA site.
- “Adopt a Street” program was also presented to the Members.

**Administrative Committee’s Report:**

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

**Next Scheduled Meeting:**

- Date/Time/Location: March 26, 2020, 7:00 pm @ Fire Station # 4
- Topics deferred to next meeting (if any):

**Motion to Adjourn:** 9:05 pm made by Bill Marino, seconded by Allen Huffman.