



Bethesda Oaks HOA Annual Meeting Minutes

Date: December 5, 2019
Location: Gastonia Fire Station # 4
Address: 900 Armstrong Park Rd, Gastonia, NC 28054
Recorded by: Jeremy Eastburn
Attendance: 27 total

Opening: The meeting was called to order at 7:08 pm by Joe Cammalleri. A quorum of the neighborhood was established with a total of 81 owners represented (18 owners in person & 63 by proxy, which exceeds the required 10%).

Present: Joe Cammalleri, Jeremy Eastburn, Cleveland Penn, Allen Huffman (Bill Marino)
A quorum was established.

Agenda:

Motion to approve meeting minutes from the December 6, 2018 Annual meeting

- Motion made by: Anthony Williams
- Seconded by: Bill Geoghegan

Election of Board Members:

- Pre-submitted nominations include: Cleveland Penn, Jeremy Eastburn
- No nominations were presented from the floor.
 - Motion to close nominations from the floor:
 - Motion made by: Bill Radcliff
 - Seconded by: David Spainhour
- There were only 2 nominations for 2 open board seats.
- Therefore, Motion to vote by acclamation:
 - Motion made by: Bill Radcliff
 - Seconded by: Anthony Williams
- Results: Cleveland Penn & Jeremy Eastburn were re-elected for a two year term.

Finance Committee's Report:

- Reviewed finances over the past year.
- Motion to ratify the proposed 2020 budget:
 - Motion made by: Dottie Miller
 - Seconded by: Kyle McKinney

President's Report:



- Reviewed accomplishments/highlights (old business over the past year), including:
 - Pool Resurfacing
 - Pool Deck Expansion
 - Additional Pool Furniture
 - Speed Limit Sign
 - Redesigned Website & Upgraded Wi-Fi at Pool
 - New Quarterly Newsletter
 - Updated Pool Rules (to cover vaping, grilling, etc.)
 - Engaging & Active Social Committee (4 events in 2019)
 - City Parking Restrictions added to most streets
 - Front Entrance Plantings completed
 - Ryan Homes
 - Completed build-out of Phase 3
 - City lights installed
 - Street trees planted/replaced
 - Seed/Sod Common areas replaced
 - Lennar
 - Pre-construction started July 2018
 - New Lowell/Bethesda entrance completed
 - 28 lots platted and ready to start build
 - Model home construction started December 2019
- Reviewed new business anticipated for next year, including:
 - Playground expansions and upgrades
 - Bathroom renovations
 - Concrete expansion pad to be re-ground due to moisture popups
 - Entire pool deck to be power washed
 - Camera system to be upgraded
 - Pool access needs to be upgraded (pool management company, key FOB entrance, code-less, etc.)
 - Dead street/path trees (Phase 1 & 2) to be replaced
 - Additional trees (Phase 3) plantings along walking trails
 - Bushes around pool deck to be replaced
 - Plantings at pool to be improved
 - Additional Speed limit sign to be installed
 - Add benches along walking trails (3)
 - More Community activities
 - RFQ's for new landscaping needs with expanded community size
 - Continue to work with Lennar (2-3 year project) & construction related issues

Next Scheduled Meeting:



- Date/Time/Location: January 30, 2020, 7:00 pm @ Fire Station # 4

Motion to Adjourn: 8:15 pm made by Bill Geoghegan, seconded by Anthony Williams.