

Bent Creek Homeowner's Association
Board Meeting Minutes
February 9, 2021

Attendees:

Joe Molnar

Chris Boone

Jerri Buti

Courtney Figuredo

Stacey Simms

Brad Clark (Jeremy Vanover proxy)

Robert Gooch

Jack Rayner

Mary Kelly

Ryan Kelly

Call to Order at 6:02 p.m.

Review of previous board actions since the last meeting

Approval of Bent Creek entrance painting

Approval of new paint at 14 Cornerstone

Approval of tree removal at 20 Cimarron

Approval of tree removal at 8 Cornerstone

Approval of site plan and home construction at Lot 38 in Worthington

Approval of fence repair at 43 Cornerstone

Approval of credit card fees associated with charges for 2021 dues

Approval to pursue State action against homeowner at 136 Red Roan for ongoing sewage issue

Approval of tree removal at 12 Rio Dosa

Minutes

Stacey Simms made a motion to approve the minutes from the last meeting. Joe Molnar second.

Motion carried.

Review of projects yet to be completed

Install of upgraded security cameras for testing

Replacement of damaged / missing street signs

Repaint Bent Creek West entrance

REPORTS

Review of Finance Report. Total assets are \$36,107.59, with income of \$10,886.07 and expenses of \$23,985.38. Motion to approve by Chris Boone. Second by Stacey Simms.

Security

Jack Rayner provided a security update, and stating that there have been several auto burglaries in the area, and encouraged people to lock their doors.

There was a review of the current security cameras, and a review of the install of the new security cameras in select areas. A question was raised about

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Landscaping, Parks, Pools, Facilities

The board considered the pool opening date. The tentative date of the pool opening is May 1, 2021. Robert Gooch motioned to approve the date. Joe Molnar second. Approved.

Review of Spring landscaping plans and landscape lighting. The board debated on the merits of the new lighting and the cost. This measure was tabled for additional quotes.

Playground equipment. Discussion over the playground equipment and the comparison of the equipment in Bellegrass. The equipment would be approximately \$40,000 in cost, plus \$15,000 in installation.

Need to replace a broken picnic table at the Bent Creek Pool

NEW BUSINESS

Proposed new guidelines on fence installation

Discussion of fence installation and location respective to property lines.

Discussion of proposed new homes on Lot 51 and 52 in Cottage Park. The board reviewed the setbacks and design and blueprints from the homes. Joe Molnar motioned to approve the home. Robert Gooch second. Motion carried.

Adjourn