

**Bent Creek Homeowner's Association
Board Meeting Minutes
May 11, 2021**



Attendees:

Joe Molnar
Robert Gooch
Brad Clark
Stacey Simms
Chris Boone
Jeremy Vanover
Ryan Kelly
Jack Rayner
Mary Kelly

The meeting was called to order at 6:05 p.m.

Review of homeowner issues submitted via Zoom

Question on Bent Creek entrance landscaping. Another landscaper was recommended for the Bent Creek entrance, and the board agreed to have this landscaper look at the entrance and make a proposal for improvements. The homeowner who raised the question will contact the landscaper so that he can make suggestions.

Question on entrance lighting at the entrances. The board has one quote in for the lighting upgrade to landscape lighting, and more quotes will be needed before the board can make a decision.

Question about one neighbor's yard in Bent Creek that is overgrown. It was suggested that this could be a target of the Community Cleanup Day is May 22, 2021.

REVIEW OF BOARD ACTION SINCE LAST MEETING

Tree Removal – 111 Red Roan
Tree Removal – 155 Cambrooke
Tree Removal – 49 Longstone
Tree Removal – 30 Highlander
Fence Approval – 30 Highlander
Fence Approval – 67 Denstone
Shed Approval – 12 Apalachie
Fence Approval – 5 North Bridle Bend
Tree Removal – 22 Sequatchie
Tree Removal – 77 Gettysburg Way
New Pool Furniture Approved for Bent Creek Pool
Tree Removal Approval – 163 Red Roan
Tree Removal – 65 Pleasant Pond Loop (driveway not yet approved)
Tree Removal Approved – 57 Highlander
Tree Removal Approved – 12 Tuckahoe
Tree Removal Approved – 51 Highlander
Tree Removal Approved – 17 Pine Meadow Loop

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OUTSTANDING PROJECTS TO BE COMPLETED

Repaint Bent Creek West entrance – the Bent Creek West entrance will be painted in the coming months.

Second round of camera install – Dandridge pool and one entrance has a new camera system connected to Project NOLA. This is a test round to sort out power and connectivity, and more will be installed soon. The board reviewed strategy for new camera installations.

Motion to add a new camera to the Bent Creek pool by Brad Clark. Joe Molnar second. Motion carried.

Homeowner question about pool cameras. It was confirmed that the pools do have cameras, and anyone caught vandalizing the pool will be fined / charged for the damage.

REPORTS

Review of Previous Meeting Minutes

Motion to approve minutes by Stacey Simms. Second by Chris Boone. Motion carried.

Review of Finance Report

Review of May, 2021 finance report

Motion to approve by Joe Molnar. Second by Robert Gooch. Motion carried.

Question from a homeowner about open bidding. Motion by Joe Molnar to ensure that any time period of open contracts to be publicly notified to homeowners. Second by Robert Gooch. Motion carried.

Security

Review of any security issues – homeowners on the call were asked about any outstanding security concerns. There was one question about the security budget on whether that included pool security as well as general security.

The board thanked Jack Rayner for his work with towing several ATVs in the subdivision.

Landscaping, Parks, Pools, Facilities

Pool condition update – the pools are in great shape, but the new liner in the Dandridge pool is already starting to pull away. The pulling has been mitigated temporarily, and new line locks will be installed to help keep the liner from pulling away in the future.

NEW BUSINESS

Meeting adjourned at 6:59 p.m.