

**Bent Creek Homeowner's Association  
Board Meeting Minutes  
August 10, 2021**



**Attendees:**

Joe Molnar  
Robert Gooch  
Brad Clark  
Stacey Sims  
Jeremy Vanover  
Courtney Figueredo  
Marcus Gaut  
Jerry Buti  
Ryan Kelly  
Mary Kelly

The meeting was called to order at 6:00 p.m.

REVIEW OF BOARD ACTION SINCE LAST MEETING

House plan approved on Old Highway 24  
Tree removal and storage building request – 43 Cornerstone  
Tree removal request – 69 Cambrooke  
Tree removal request – 51 Saddlebrook  
Tree removal request – 1 Worthington  
Above ground pool request not approved – 63 Cambrooke  
Storage building request - 13 Longstone Road  
Tree removal request – 51 Cambrooke  
Tree removal request – 4 New Bern

PROJECTS

Repaint Bent Creek West entrance - completed by Courtney Figueredo

Pool filter upgrade is still pending, as the HOA is searching for a company willing to price out and install a second filter at the Dandridge pool.

Security cameras – the second round of camera install is in progress.

Continued...

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#### REPORTS

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.

Review of previous meeting minutes.  
Motion to approve by Jeremy Vanover  
Second by Brad Clark

Review of the finance report.  
Motion to approve by Brad Clark  
Second by Jeremy Vanover

#### Security update

Joe Molnar provided an update regarding the recent break-ins that occurred. The criminals have been caught and there are no further issues. It was recommended that if anyone has a camera system that can show possible criminals after an act – to please share this information with our security officer.

Question from homeowner Jim Wild about uncollected dues. The board reviewed a list of uncollected dues and are strategizing a process for suing homeowners that are significantly past due.

#### Landscaping, Parks, Pools and Facilities

New plantings will be made at entrances soon in preparation for the Fall. A full weeding of the flower beds recently took place.

There are no recent pool issues. All water is clear and quality has been maintained now that the once per week closing date has taken effect.

#### NEW BUSINESS

#### Community Cleanup Day

It was discussed that the community cleanup day should be rescheduled for the fall.

#### Pool Closing

The date of the pool closing was discussed. The pool will tentatively stay open until the first week of October, but a specific date has not been assigned so that the board can make a decision based on weather.

#### Trash and Debris Piles

Homeowners reported piles of trash and lawn clippings left on vacant lots, as well as toys and bicycles at trail entrances. These should be stored or deposited in the correct locations. The HOA will remind homeowners of this.

Homeowner Jim Wild suggested that a community garden could be planted in the field at Crystal Creek. The board will consider the action if drainage and fencing can be maintained.

#### Rumble Strips

It was suggested that rumble strips and reflectors could be installed at stop signs. The HOA will investigate with Lamar County.

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Meeting adjourned at 6:42 p.m.

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