

**Bent Creek Homeowner's Association
Board Meeting Minutes
November 16, 2021**



Attendees:

Joe Molnar
Marcus Gaut
Robert Gooch
Brad Clark
Stacey Simms
Chris Boone
Courtney Figuredo
Jeremy Vanover
Jim Wild
Ryan Kelly
Jack Rayner
Mary Kelly

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

Welcome to new board member, Jim Wild of Crystal Creek in Bent Creek.

Review of any existing homeowner concerns

No concerns were added that are not already on the agenda.

Homeowner raised a concern at 67 Creedmoor for PODS in his driveway. Jack reported on this and has been working with this homeowner. He is also being fined for the POD in the driveway. Further discussion took place.

REVIEW OF BOARD ACTION SINCE LAST MEETING

Setback request at 78 Saddlebrook not yet approved – pending approval from Pierce, LLC

Tree removal request approved at 140 Bent Creek

Shed approval at 159 Steep Hollow (note, the final version was approved after significant discussion)

Home modification approval at 76 Bent Creek

Shed approval at 11 Stonewall

Tree removal request approved at 11 Ransom Hollow

Shed request approved at 142 Cambrook

Late notices sent to all homeowners on October 22, 2021, with a notice for all \$2,000+ for attorney action

Tree removal request at 107 Saddlebrook

Tree removal request at 119 Steep Hollow

Fence installation request approved at 205 Bent Creek

Landscaping refresh approved for weeding / straw at all entrances (no flowers)

Fence request approved at 72 Cambrook

Storage shed approved at 1 Worthington

OUTSTANDING PROJECTS TO BE COMPLETED

Completion of new 110V outlet at the Bent Creek pool pavilion with outside access.

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Refresh of pine straw at all entrances is complete.

Pool filter upgrade – still TBD

REPORTS

Community Activities

Proposal for a chili kickoff on November 28th. The organizers have a team of almost 20 people that are ready to assist. The homeowners will have up to a \$200 budget for this event and will submit receipts for reimbursement.

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

Review of Previous Meeting Minutes

Motion to approve by Joe Molnar
Second by Jeremy Vanover
Motion carried.

Review of Finance Report

Motion to approve by Jeremy Vanover
Second by Brad Clark.
Motion carried.

Collections

Discussion on collections for all outstanding dues owed. There are two options for the HOA. The board attorney can take these to court to enforce collections. There is also a collections company that can contract to handle the outstanding dues. The board discussed options.

Question for executive session – what is the threshold?

Security

One other new camera has been installed. The cameras have been very well used so far, with all technology working well. Discussion took place on whether more Project NOLA cameras should be installed, considering the \$1,000 per year cost per year for the cameras.

Landscaping, Parks, Pools, Facilities

Presentation from the Landscaping Committee. The initial focus will be on the Bent Creek entrance. The committee will seek several itemized plans from several contractors. In addition, there is an electrical issue at the Worthington entrance that needs to be fixed.

Stop Sign

Need a new stop sign at the corner of Gettysburg Way and Tuckahoe.

Street light at Crystal Creek and Bent Creek. Motion to install a new light by Jeremy Vanover. Second by Courtney Figuredo. This was approved, pending that it is \$1000 or less to install.

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The meeting adjourned at 7:34 p.m. and went into executive session for further discussion on the liens and collections.

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