

**Bent Creek Homeowner's Association
Board Meeting Minutes
February 15, 2022**



Attendees:

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

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

Review of any existing homeowner concerns

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

REVIEW OF BOARD ACTION SINCE LAST MEETING

Approval of tree removal at 91 Crystal Creek
Approval of home extension at 104 Crystal Creek
Approval of fence installation at 100 Steep Hollow

OUTSTANDING PROJECTS TO BE COMPLETED

Pool filter upgrade and pool liner installation at the Bent Creek pool.
Identification of stop signs for replacement.

REPORTS

Landscaping, Parks, Pools, Facilities

Proposal to replace the Bent Creek pool liner at a cost of \$12,305.00 and add a new pump to the Dandridge pool in the amount of \$4,066.00.

Motion by Joe Molnar

Second by Jeremy Vanover

Motion carried.

Stop signs need to be identified by the board and homeowners for replacement.

Roads are about to be paved in Dandridge.

Tree on Steep Hollow was replaced recently by Lamar County.

Creedmoor is still in Dennis Pierce's name and it needs to be formally dedicated to the county. The board will draft a formal letter to Pierce to have this accomplished.

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Discussion on POD at home on Creedmoor. Suggestion from the board for Jack and Jim to go and visit with the homeowner to work out an arrangement for reconciliation.

Review of Previous Meeting Minutes with removal of Chris Boone from attendees.

Motion to approve by Jeremy Vanover

Second by Robert Gooch

Motion carried.

Review of Finance Report

Motion to approve by Joe Molnar.

Second by Brad Clark.

Motion carried.

Review of outstanding dues.

Questions on select homeowners with outstanding dues, including a large balance with DR Horton. The board reinforced the need for outstanding dues to be posted for a period before it is turned over for collections.

Discussion on Communication to Neighbors

There was discussion among attendees and board on ways to better communicate the covenants and rules/regulations to homeowners. A recommendation was given about sending the covenants to all homeowners, or send a postcard and have signs up with a QR code for people to access.

Security

New tag reader is up at Dandridge. Two entrances at Bent Creek and Worthington are not yet covered with tag readers. Jack recommended installing two tag readers at the two Bent Creek entrances and a tag reader camera at Worthington.

Motion to install the final cameras at Bent Creek and Bent Creek West entrances, and have an electrician fix electrical power at the Worthington entrance.

Motion by Joe Molnar

Second by Jeremy Vanover

Motion carried.

Collections Agency

Motion to hire collections agency to collect back-owed dues. This would be for all outstanding dues balances prior to 2022. In addition, any 2022 dues uncollected by June 30, 2022 will also be turned over to the collections agency by July 1, 2022.

Motion by Robert Gooch

Second by Courtney Figuredo

Landscaping, Parks, Pools, Facilities

A presentation was given from a landscaper in Columbia, Willy Smith. The plan would consist of installation of perineal plants, layered with an emphasis on bushes. The cost would be \$22,550.00 for all five entrances. Maintenance would be \$250 quarterly, not including the cost of pine straw. The board will review the proposal in approximately two weeks in order to make a decision.

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The county needs to come and fix the drainage in front of the Bent Creek entrance. Hugh Bolton will represent the board with the county to accomplish this.

Motion to approve by Jim Wild.
Second by Robert Gooch.
Motion carried.

Community Activities

The next community activities event will be an Easter Egg Hunt the week before Easter.
Robert Gooch donated two "little libraries" to Bent Creek. They will be housed in two of the common areas.

Meeting adjourned at 7:40 p.m.