

Bent Creek Homeowner's Association
Board Meeting Minutes
May 10, 2022



Attendees:

Joe Molnar
Brad Clark
Stacey Simms
Courtney Figuredo
Jim Wild
Jeremy Vanover

The meeting was called to order at 6:07 p.m.

Review of previous meeting items. No questions or comments.

Outstanding Project Updates

Jim Wild is going to confirm repair of three street signs to test the work of the prospective contractor for full street sign repair.

New security cameras have been ordered and are awaiting delivery before install

A letter has been sent to Mitch Brent requesting white and yellow striping at the entrances. Jim has sent this letter and will confirm details with Mitch.

Jim has contacted Dennis Pierce and Mitch Brent regarding turning Creedmoor over to the County. Mitch Brent and Don Walker will come out to evaluate and they will go to the board to have them vote to add the road to the county.

Previous Meeting Minutes

Motion to approve by Joe Molnar.

Second by Brad Clark.

Finance Report

Balance sheet sits at \$363,902.36, including a receivable balance of \$207,784.47, operating account balance of \$106,117.89 and a reserve balance of \$50,000.00.

Security Update

The two young girls who snuck into the pool have not yet been identified. No damage was discovered.

A box of marijuana was found near the Bent Creek pool. Jack Rayner recommended to discard it and he will monitor.

There is a possible attempted animal poisoning that took place in Dandridge. Investigation is taking place.

Police were called last Sunday due to a gunshot. It turns out that the homeowner shot a snake and no further action was taken.

Landscaping, Parks, Pools and Facilities

The Landscaping Committee provided an update. There is a review of properties that cut trees without permission. All identified were on Crystal Creek, Bent Creek and Cottage Park. All have been visited by the board and appear to be fine, pending new grass being added. Violation letters will be sent to all to verify that moving forward, all trees must be approved.

Willie Smith has completed the original Bent Creek entrance and the Bent Creek West entrance. Volunteers have helped to weed eat the Bent Creek entrances further down to better highlight the entrance. They are also going to clean up the area behind the entrance next to the first house. They will also grade off the gravel on top of the other entrance side and will add topsoil. The Bent Creek West entrance may need additional

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water due to direct sunlight. Dandridge will start tomorrow (May 11th), and then go to Fieldstone. The office has received all positive feedback for the work at the entrances. The committee will monitor any erosion at the Fieldstone entrance. Worthington will be the last entrance to have work conducted.

A question was asked about tree removal.

Discussion on electrical install at the Worthington and Bent Creek entrances.

Community Activities Committee

Next event will be the Community Garage Sale.

Other Items

Final approval of house plan on Highway 24. This is now approved.

Detached 'mother in law' suite proposed for 78 Saddlebrook. The board reviewed, and will discuss in executive session.

Update on legal actions against homeowners with significant balances. The total due at this date is \$207,784.47, with several homeowners having very significant balances. Discussion on the issues of lack of payment and legal action moving forward.

Farm animals are not allowed in the subdivisions.

There is a homeowner that was described as operating a home gym where other homeowners are going to workout. It is reported that co-workers from work are going to workout at their house, and no money is being collected at this time.

Dennis Pierce is doing an auction for multiple lots around the subdivisions. Signs are in front of his properties, but not in any common areas.

An individual is looking to purchase the lot owned by Troy Cobb, which should fully resolve this issue.

The first two lots on Cottage Park have been cleared but they are being built on at this time. They need to be cleared.

A homeowner reported a growing number of disabled cars are large outdoor dog kennels around the subdivisions, in addition to an issue along the pipeline along Travertine in Dandridge.

Meeting adjourned at 7:28 p.m.