

**Bent Creek Homeowner's Association  
Board Meeting Minutes  
August 9, 2022**



Attendees:

Joe Molnar  
Brad Clark  
Courtney Figuredo  
Jim Wild  
Jeremy Vanover  
Robert Gooch

Call to Order at 6 p.m.

Review of Previous Meeting Minutes and last board action items.  
Motion to approve: Brad Clark  
Second: Joe Molnar  
Motion carried

Review of Finance Report  
Motion to approve: Joe Molnar  
Second: Brad Clark  
Motion carried

REVIEW OF BOARD ACTION SINCE LAST MEETING

Tree removal and shed approval at 73 Cambrooke  
Tree removal approved at 4 Ranger Ridge  
House paint color approval at 27 Sequatchie  
House plan approval for lot on Highway 24  
Fence expansion approval at 1 Worthington  
Tree removal approval at 13 Ranger Ridge  
Deck expansion and roof extension approval at 97 Crystal Creek  
New fence approval at 117 Red Roan  
Tree removal approval at 14 Stonewall  
Air unit replacement approved at Bent Creek Clubhouse  
Fence approval at 75 Creedmoor  
Fence approval at 147 Red Roan  
Home design denied for tentative house in Dandridge

OUTSTANDING PROJECTS TO BE COMPLETED

Have Mitch Brent and Don Walker with Lamar County to review Creedmoor for adoption  
Will follow-up to see if this has taken place.

Water issue at 126 Bent Creek

Joe Molnar went to review issues with this water issue in their yard. The homeowners have a plan of action to attempt to rectify the situation. This appears to be occurring due to a culvert install near that area.

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#### REPORTS

##### Security

Review of any security issues. A pop-up party was attempted at the pool at Dandridge. Jack was able to find this and address the issue before the party started and before any damages or trespassing occurred. Camera routers are overheating inside of the box and are losing coverage. New routers may need to be installed that are heat tolerant. Jared Gilliland is looking into this. There are continued dog issues around the subdivision.

##### Landscaping, Parks, Pools, Facilities

Update on subdivision landscaping. All landscaping has been installed. There needs to be a plan to weed and maintain plantings throughout the year. It was suggested by the landscape committee that meeting with Oak Grove Lawn could be helpful to review cutting boundaries, and Willie Smith will review contracts for landscape maintenance.

Motion to authorize Courtney to allow Hugh and Brian to meet with Oak Grove Lawn to better define the areas that we need for them to maintain as part of their contract.

Motion by Jim Wilde

Second by Joe Molnar

Hugh, Pam, Brian and Courtney were commented by Jim Wilde for their work with the Landscaping Committee.

##### Community Activities

Update from Bent Creek Community Activities Committee. The next event will be in the Fall, possibly at the Bent Creek clubhouse.

##### Other items

Update on legal action against homeowners with significant balances

Clubhouse computer nearing lifespan end...needs replacing soon. The board was informed of this issue for possible replacement in the near future.

There was a question about how homeowner notices are sent for any HOA infraction.

Discussion about golf carts and speeding in the subdivision.

Jim mentioned that several trees are infringing over the roads. The county will come out and prune any trees that are infringing over the roads.

An idea was offered that a "most improved yard" award could be given for anyone that improves their yard. This could include notoriety and a reduction in HOA dues or a gift card.

Adjourn