

**Bent Creek Homeowner's Association
Board Meeting Minutes
November 29, 2022**



Attendees:

Brad Clark (Joe Molnar proxy)
Jeremy Vanover
Stacey Simms
Marcus Gaut
Courtney Figuredo
Robert Gooch

Call to Order at 6:00 p.m.

Review of Previous Meeting Minutes and last board action items.

Motion to approve: Brad Clark

Second: Courtney Figuredo

Motion carried

Review of Finance Report

Motion to approve: Stacey Sims

Second: Jeremy Vanover

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

Concern over home at the corner of Crystal Creek and Cambrook that clearcut the lot without permission and now has an unapproved fence that appears to be built poorly.

Concern over damage to fence on Cottage Park. Builder will be replacing.

Concern over barking dog. Homeowner addressed this at the board meeting, that the complaint is a different address than the one that was reported.

OUTSTANDING PROJECTS TO BE COMPLETED

Adoption of Creedmoor by Lamar County. No update.

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REPORTS

Security

Halloween went well and had no problems. A few recent auto-burglaries on Denstone...they were caught. Dog issues on Red Roan have been addressed. Old routers have been installed in replacement of the new routers that burned out with heat over the winter. The last entrance needing to be installed is Worthington.

Landscaping, Parks, Pools, Facilities

Comment that landscaping looks much better. Willie has replaced pine straw at two entrances, but other entrances have not been completed. Discussion on the landscape committee needing to discuss the invoicing and completion of pine straw and weeding/trimming with Willie. Discussion on landscape lighting. It was discussed that we could have an evaluation of each entrance to determine what each would take to have lighting, including usage of the low voltage cables in existence.

Community Activities

Several recent events have been held with good attendance. The Christmas contest will be held again this year. It was determined that only homeowners in good standing will be eligible to win. Breakfast with Santa will be held again.

Administrative

Stacy had sent an attorney letter to all homeowners with significant balances.

Motion to move forward with pursue Justice Court action for anyone that owes more than \$3,000 in dues.

Motion Stacey Sims motion. Second by Brad Clark. Motion carried.

Discussion of 2022 budget and considerations for 2023 budget.

Consideration of transferring extra funds from the 2022 operating account into the reserve account. Will be approved at the next meeting.

Motion to adjourn by Jeremy Vanover. Second by Stacey Sims. Motion carried.

Adjourn