

**Bent Creek Homeowner's Association
Board Meeting Minutes
February 28, 2023**



Attendees:

Joe Molnar
Marcus Gaut
Courtney Figuredo
Robert Gooch
Brad Clark

Call to Order at 6:00 p.m.

Review of Previous Meeting Minutes and last board action items.

Motion to approve: Marcus Gaut

Second: Robert Gooch

Motion carried

Review of Finance Report

Motion to approve: Robert Gooch

Second: Joe Molnar

Motion carried

Discussion of new commercial building at the corner of Highway 589 and Highway 24. It will be a new dollar store, reviewed and approved by the Lamar County Board of Supervisors. Recommendation of Jim Wild to discuss with Dennis Pierce about the need for him to consider the viewpoints of homeowners in the subdivisions. Joe Molnar will follow-up with Mitch Brent about zoning needs.

Turnover of Creedmoor to the County. The county has stated that we are still waiting for Dennis Pierce to turn the road over to the County. It was recommended that the board may contact the board attorney to address this issue.

Review of unauthorized actions by homeowners

Fence construction at 209 Crystal Creek. The fence was approved. Joe Molnar motion to approve. Robert Gooch second. Approved.

Fence construction at 30 Travertine. The board has asked for board action and a cease and desist letter to be sent immediately. Pearl River Valley Electric and the gas company will be notified about the suspected trespassing and theft of gravel. There is also a shed that was constructed on a separate lot that was not approved and violates the covenants for location of the shed.

Tree removal (including buffer) at 138 Steep Hollow. The board reviewed, and there was no approval for this tree cutting. There is a plan for a fence that has not been approved. Joe Molnar will stop by and visit with the homeowner prior to any letter being issued.

Review of board actions since last meeting

Fence approval at 54 South Bridal Bend

Tree removal at 85 Cambrooke

Tree removal and new fence at 14 Crossroad

Tree removal at 75 Crystal Creek

Garage door approval at 67 Denstone

Two new house plans to be constructed on Creedmoor

Tree removal and shed approval at 8 Apalachee

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Tree removal at 37 Montebello
Fence approval at 6 Creedmoor

Reports

Security

No major security issues. New install of tag camera at Worthington will take place soon. The blue wire sticking out of the camera at the Bent Creek West entrance will be buried soon. It was a temporary fix needed for a down camera.

Landscaping, Parks, Pools, Facilities

Suggestion for solar lights at the entrances. The board will look into options for this. Discussion took place regarding landscaping at the entrances. Quotes were considered for an entrance refresh. The board approved Oak Grove Lawn to work on the beds. The pool open date was reviewed. Memorial Day was tentatively set, but it will be revisited. It was asked that the HOA could purchase new lounge chairs for both pools. The board will review prices and styles and will approve outside of the meeting.

Community Activities

The Easter Egg Hunt is the next event coming up.

Administrative

Update on legal action against homeowners with significant balances. The board attorney has issued attorney letters to all homeowners who owe at least \$3,000 to the HOA. For those that do not respond, legal action will take place in coordinated fashion.

2023 Budget Review. The board reviewed the 2023 budget and determined it sufficient for needs for the year. The budget should build-in a sizable contribution toward the reserve fund. Discussion took place regarding the future use of reserve funds for the subdivision.

Discussion of 2022 budget and considerations for 2023 budget. Motion by Joe Molnar to approve the 2023 budget. Second by Robert Gooch. Motion carried.

Jim Wild wrote a letter to be reviewed by the board that could be distributed to homeowners that will detail the HOA, the benefits of the HOA, and the budget. Distribution modality was questioned for the letter. It was also questioned as to whether the budget without explanation should be distributed. It was noted that this could cause more confusion without explanation.

Approval of transfer of \$30,000 from the operations account to the reserve account. This was postponed until the pools can be verified to be fully operational.

Monthly reminders to go out to homeowners via e-mail and social media. The board reviewed the reminders and suggestions.

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

Adjourn