

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



Attendees:

Joe Molnar

Jeremy Vanover

Brad Clark

Stacey Sims

Jim Wild

Courtney Figueiredo (Virtual)

Call to order at 6:12 PM

Review of Previous Meeting Minutes

Motion to approve by Stacey Simms

Second: Joe Molnar

Motion Carried

Review of Finance Report:

Motion to approve by Joe Molnar

Second: Jim Wild

Motion Carried

**Review of board actions since previous meeting**

Approval of tree removal at 65 Steep Hollow

Approval of tree removal at 170 Bent Creek

Approval of fence construction at 16 Pine Meadow Loop

Approval of tree removal at 16 Pine Meadow Loop

**Review of Unresolved Issues for Discussion:**

Homes that had a past due balance of \$2000 have been given to Brian Bledsoe and liens have been placed on them. No official update from Brian Bledsoe.

Adoption of Creedmoor by Lamar County

- This is being discussed within Lamar County. Lamar County has stated Dennis Pierce is responsible for upgrading the roads. Once upgraded they can be adopted by the County.

**Discussion:**

T-Bill Investments have yielded \$1,689.19 to date over the course of 91 days.

Wild Hogs in Worthington

- A Family of feral pigs were encroaching on peoples properties and rooting up the plants and grass. Mary contacted several government agencies to see how this can be handled. They are classified as a nuisance animal and must be exterminated in place. Federal Law prohibits transporting them. The homeowner arranged for the problem to be taken care of. We have not received further complaints.

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#### Worthington Resident with Multiple Violations

- Noise violation, Unsightly conditions, possible business being ran from home. A violation letter has been sent. Will be following up to see if any violations have been resolved. Working on methods to verify some of the complaints.

#### Unkept property on Old HWY 24

- HOA has confirmed the complaints are valid. Violation Letters have been sent. The homeowner has been notified of the Covenants. HOA will follow up to see if any violations have been resolved.

#### Trailer illegally parked near cottage park in Bent Creek West

- There is a trailer parked near cottage park that needs to be moved. Homeowner has been notified and has not responded to correspondence. HOA will work towards having it towed.

#### Trimming landscape around light poles

- Homeowners can contact Pearl River Valley Electric and notify them of a light pole in need of trimming and they will come trim the grass around the base for free.

#### Administrative

HOA will put together a proposal for new term limits for board members.

#### Results from "late-fee forgiveness period"

- 2 homeowners with significant balances paid their dues.
- Discussion on more "Late-Fee Forgiveness" in the future

#### Mary & Paul Kelly's Retirement

- Bent Creek is very grateful for Mary and Paul's dedication and service to the community for many years.

#### **Security Report**

- Cameras are working. Current issues stem from dogs running free through neighborhood.

#### **Landscaping, Park, Pools and Facilities**

- Bent Creek is happy with the quality of work from Oak Grove Lawn Care. Entrances were recently landscaped and cleaned.

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#### **Community Activities**

- There will be Christmas activities coming up. Date will be determined and sent to community.

#### **Administrative**

- Board Election Results - Winner of election and new board member is J.J. Holland of Dandridge. Term will start January 1<sup>st</sup> 2024

Meeting Adjourned at 7:20 PM