

# Belle Meade Homeowners Association

## Annual Meeting Minutes

January 29, 2026

### Call to Order

The meeting was called to order by **Chris Jones, President**.

### Attendance

- **Homeowners Present:** 14
  - **Proxies Submitted:** 13
  - **HOA Management:** Cindy Osborne, Duckworth Morris
  - **Guest Speaker:** Councilwoman Jamie Dykes
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### Guest Speaker Presentation

Councilwoman **Jamie Dykes** provided updates on the following:

- **City Paving Plan and Infrastructure Issues**
  - **Proposed Commercial Development:**
    - The corner lot backing up to the neighborhood must be **annexed into the city** before any commercial development can occur.
    - Councilwoman Dykes committed to keeping the neighborhood informed so residents may attend meetings and voice concerns.
  - **Proposed Walking Trail:**
    - General discussion and overview provided.
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### Old & New Business

#### Basketball Goals

- Discussion was opened regarding the desire of some homeowners to allow basketball goals.
- At this time, **permission has not been granted by the developer, Bill Rice**, to amend the covenants.
- The matter was **tabled and referred back to the Board** for further investigation.
- Several homeowners expressed interest in putting the matter to a neighborhood vote and submitting it to Mr. Rice for approval or veto.

- It was noted that **67% homeowner approval** would be required to do this. The Board will discuss this further.

### **Vacant Field Maintenance**

- Discussion regarding mowing of a vacant field currently being maintained by a homeowner.
- Cindy Osborne stated:
  - HOA-funded maintenance would likely require a **dues increase**.
  - The land **does not belong to the HOA**, and future ownership could restrict use.
- After discussion, the matter was **tabled**.

### **Exterior Maintenance**

Discussion included:

- Maintenance of **fences, mailboxes, driveways, and sidewalks**
- Driveways and sidewalks must be **pressure-washed and kept clean**, despite some runoff challenges.
- Fences should be **stained or updated based on condition**.
- **Reminder letters** will be sent to homeowners needing exterior maintenance.
- Discussion about the black car that stays parked on the street in front of the vacant field.

### **Safety & Signage**

- Concerns were raised about:
  - **Wrong-way signage** on the boulevard
  - **Slower speed limit signs added to the road, Blvd 15-20 MPH**
  - Vehicles driving on the **wrong side of the road around corners create a concern**

### **Storage Buildings**

- Clarified by Chris Jones that **storage buildings must not be visible from the street**.
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### **Approval of Previous Meeting Minutes**

- Cindy Osborne requested approval of the previous HOA meeting minutes.
- Minutes, Budgets, Covenants, and Bylaws are all posted on **Duckworth.com**.
- Minutes from the current meeting will be posted after Board approval.
- **All homeowners present approved** the previous meeting minutes.

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## Financial Matters

- **Reserve Funds:**
  - Approval requested to move last year's reserve amount of **\$3,267.60**.
  - **Approved unanimously.**
- **2026 Budget:**
  - After discussion, the **budget was approved as presented.**

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## Covenant & Bylaw Discussion

- Discussion regarding **removing the developer's ability to veto changes** to the bylaws and covenants.
- This matter was **referred back to the Board for further research.**

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## Board Membership

- Homeowners were asked if anyone wished to join the **5-member Board**.
- All current Board members agreed to continue serving. (Sandy Peel has 1 year left of 2 year term)
- No new volunteers came forward. All expiring board members agreed to stay on for another 2-year term. The current board members are also listed on the Duckworth.com site.

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## Adjournment

With no further discussion, the meeting was **adjourned by Chris Jones, President.**