

BELLE MEADE

HOME OWNERS ASSOCIATION

PO Box 4144

Loveland OH 45140

2024 Belle Meade Annual Meeting

This year, the annual meeting took place on March 5, 2024. The event was attended by the 5 board members, treasurer, and members of the community.

Attached you will find a general financial report for 2023. There are several additional years for reference. It's important that the community knows where their dollars are spent and how we continue to make Belle Meade a desired location to live. General expenses remain relatively consistent, while "capital projects" can vary based on the needs of the neighborhood.

Only 4 Belle Meade families moved in 2023. That low total could be attributed to multiple factors outside our control but we all like to think it's because no one wants to leave!!

The new gazebo construction was finished in August, just a little behind schedule. A special thanks to Mark Carter at "Deckworks" for outstanding work as the scope of the project was a little more than he had anticipated. Hopefully, everyone has had a chance to stop by and see the new centerpiece of our neighborhood. Painting will begin once the spring weather dries up.

The board intended to purchase new pool loungers for the 2024 season but that decision was tabled. After multiple years of large planned (and unplanned) capital expenses, we decided to take a year to regroup and let the finances settle.

We are moving forward with a comprehensive, legal review of our Association documents. We will communicate pertinent findings to the community once we receive input from qualified professionals. There will be at least 2 informational sessions (at the pool) before voting to accept any new items into the Bylaws or CC&R's. Active voting will be of paramount importance!

It's easy to see that a developer has purchased the property across Branch Hill, opposite the BMFD entrance. The plan is for 5-8 houses on larger lots with 1 common exit/entry road. Additionally, the large property to the right of our subdivision will have 2-4 houses on it at some point. The board and 1 homeowner were approached by the builders to walk us through their plans and the possibility of an easement to tie into the sewer line in the Three Chimneys cul-de-sac through some HOA property on the hillside between Three Chimneys and Branch Hill. We have not heard anything further regarding this project and no formal documentation has been signed/approved for the project. We will provide information to the impacted residents when we hear anything additional from the builders.

The annual Belle Meade Garage Sale will be held June 7 and 8 from 8am-2pm each day. Spread the word and get your stuff ready to sell! Additionally, there will be more news to come about a dumpster placement the weekend after for larger items in need of disposal.

Community Day will be Saturday, May 18th. Please join your neighbors to help clean up the pool area and get ready for summer. The pool will open for the season after the event.

As a friendly reminder, Board members may personally monitor Facebook but as a group we will not respond or engage in discussion via that platform. We occasionally send HOA reminders or updates via Facebook but the same info will always be available on the website and sent via email. Our email is hoa@belle-meade.org.

Thank you to everyone for their individual contributions to the continued stewardship of our community.

Belle Meade Board of Trustees