
The Concerned Homeowners at The Park at Babelay Road

3632 Meredith Lynn Way

Knoxville, TN 37924

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3/1/2025

Cannon and Kuipers, LLC & The Park at Babelay Road HOA

517 Callahan Drive

Knoxville TN 37918

Subject: Request for Financial Records, HOA Meeting Minutes, Board Member Details, and Concerns Regarding Common Area Unit #2 Conversion

Dear Mr. Chad Roberts,

I hope this letter finds you well. We are writing on behalf of the residents of The Park at Babelay Road to formally request certain documents and express significant concerns regarding the proposed conversion of the park common area unit #2/lots 3511 & 3505 into builder lots.

In accordance with Tennessee HOA and nonprofit corporation regulations, specifically Tennessee Code § 13-7-105 and related statutes, we respectfully request the following records to ensure transparency and proper oversight:

1. Financial Records 2017 to Present:

- Annual budget(s) for the association.
- Detailed financial statements, including balance sheets and income statements.
- Audit reports (if applicable).
- A list of assessments, fees, and charges collected by the HOA, along with corresponding expenditures with contractual details.

2. HOA Meeting Minutes 2017 to Present:

- Minutes from all HOA board meetings.
- Minutes from general membership meetings.
- Minutes from special meetings if applicable.
- Any supporting documentation or reports presented at these meetings.

3. Board Member Information annually 2017 to Present:

- An annual list of the HOA board members, including their names, positions, and contact information.
- Details of any recent changes in board membership.

Additionally, we would like to formally express the residents' opposition to the proposed conversion of the park common area/lots 3511 & 3505 into builder lots. This conversion would significantly reduce the community's shared spaces and remove the park at the "Park at Babelay" subdivision and eliminate the homeowners recreation and leisure area as well as potentially reducing our home values. We believe this decision does not reflect the interests or approval of the majority of homeowners in the development.

As homeowners and stakeholders in the community, we ask that you reconsider this decision and involve the residents in a formal consultation process before moving forward. We request that the HOA board conduct a vote or meeting where this issue can be discussed openly and transparently with full resident participation.

We would appreciate it if you could provide the requested documents within 30 days of receipt of the letter. If there are any delays or issues with fulfilling this request, please notify us promptly.

Thank you for your attention to this matter. We look forward to receiving the requested records and hope to engage in further dialogue regarding the future of our community's common area.

Sincerely,

The Concerned Homeowners at The Park at Babelay Road

CC: Kevin Dean – Frantz, McConnell & Seymour, LLP
The Local County Zoning Office
Don Dare, Channel 6 News