

YELLOWLEAF HOA
QUARTERLY BOARD MEETING MINUTES
SATURDAY, DECEMBER 7, 2024

ATTENDEES:

Pam Kimball, President	Kathy Angelucci, GBM
Cindy Garmon, Vice President	Mandy Middlehurst, GBM
Lori Cheney, Treasurer	Heather Hyde, GBM
Rose Wade, Secretary	
Karen Upchurch, General Board Member (GBM)	
Shelley Bailey, GBM	

Opening Comments:

Pam started the meeting by welcoming everyone and thanking Karen Upchurch for hosting the meeting and our Christmas festivities.

I. President's Report:

AT&T & Roads: Pam informed everyone that after AT&T promised road repair in mid-November to be completed by November 30th, which did not occur, she has exhausted her efforts to work with AT&T. The roads were damaged as a result of AT&T's fiber optic initiative. She recommended that residents contact AT&T and/or the City of Chelsea to file complaints. Contact information was provided to residents via a Facebook post on December 5th (also listed below). She will also provide a timeline with contact efforts in 2024 and a synopsis of each.

DON SLEE -Project Manager, HAGERCO-LLC, for the city of Chelsea
(904) 521.7533 email = donalddslee@icloud.com

JOCK EFFERSON - AT&T Engineering - Fiber Optic Cable Installation Supervisor
(205) 746.3742 email = je1833@att.com

Another option is to contact the Chelsea mayor and/or City Council:

<https://cityofchelsea.com/166/Mayors-Office>

<https://cityofchelsea.com/167/City-Council>

One last remedy is to file a complaint with the FCC. AT&T would be subject to a mandatory fine and would have to respond.

Kathy Angelucci believes she and her husband Jay may be able to help, given his previous work at AT&T along with a family member who still works there. Pam delegated any further HOA effort to resolve this to Kathy and Jay.

2024 Tax Payment: The \$55 tax payment for the fiscal year ended 6/30/2024 was misapplied to the previous tax year; it has now been corrected. Letter from the IRS has been received to document the correction.

II. Treasurer's Report

Status Report: Balances as of November 30, 2024 were reported.

HOA Dues: We received 2 payments in November, bringing us to 98 residents paid (73.68% participation rate). This is near the highest participation rate since the establishment of the HOA!

Pecan Fall Fundraiser: We had great results with the fundraiser. Sold 11 cases = \$1,477 net income. Special thanks to the McIntyre's as their purchase was 6 of the 11 of the cases sold. Without their purchase, we would have netted \$682.

Collection Letters: HOA Dues collection letters were sent in mid-October. As a result, we received 2 payments in November as stated above.

III. Welcome Committee Report

Cindy indicated there are several homes on the market in the subdivision: 140 Pin Oak (just sold), 206 Pin Oak (dropped the sale price), and 409 Pin Oak Circle (previously for sale by owner).

IV. Entrance and Landscape Maintenance

- A professional will be hired in 2025 to fix the sprinkler system (previous repair promise by a neighbor has not been fulfilled)
- Christmas lights and decorations will go up this weekend and next week.
- Pine straw will be delivered on 12/10 and then spread.
- Pansies and snapdragons will be planted soon in the entrance island
- We spent approximately \$150 for solar lights at the entrance (*note: after this meeting, additional lights were installed in front of the entrance stone wall*).

V. Miscellaneous

- Lori provided samples of honey that a local vendor is selling, a potential Spring fundraiser as discussed at the September meeting. Mandy volunteered to manage the effort, and will look into prices, etc., to determine if viable. . Timing possibly in April or May. Pam requested she update the board at the March meeting
- Rose shared a concern that one of the residents (Gaston) has regarding railroad activity and emergency vehicle access to the subdivision. With the availability of both fire engines and EMTs on Hwy 36, members did not see access to the subdivision as a problem should there be an emergency. Rose will share this information with the Gastons.
- Meeting dates for 2025 are as follows (first Saturday of the month noted):
 - **March 1**
 - **June 7** – Annual Meeting (homeowners invited) – Sr. Center on County Road 36.
 - **September 6**
 - **December 6**
- Kathy Angelucci will publish the Newsletter next year, Pam to do her final one in January. The Newsletter will only be published as warranted.

Merry Christmas and Happy New Year!