

Yellowleaf Homeowners Association
Quarterly Directors Meeting Minutes
June 12, 2016

Directors Present:

Dave Garner, President
Brenda Mellen, President-elect
Lori Cheney, Treasurer
Sally Kelley, Secretary

Others in Attendance:

Linda & Jim Powers
Bob Kelley
Jasmine Garner

Board Members Present:

Patsy Coe-Densmore
Linda Rutledge
Jeremy Haskin
Frank Pence

Quorum Present (8 of 9)

Absent: 3 of 9

Aliece Dice
Jenna Pate
Cliff Neal

PRESIDENT'S COMMENTS – *Dave Garner*

Dave opened the meeting by initiating around the table introductions. Dave spoke of his initial agenda when first becoming President of the HOA. He was focused on turning our voluntary Homeowners Association into a mandatory association. Eventually he realized the participation rate was 60-65%, and after reading comments from past president's correspondence, he decided to back off and be grateful for the participation we do have. Dave also emphasized how the park is an important piece to our HOA and the value of our homes. At \$100 a year, he reiterated the value our members receive and how that should be emphasized again in our 2016 invoices. Approval of March 2016 meeting minutes.

Annual Vote Report and Ratification

Review of annual vote tallies, announcement and ratification of results.

Those leaving service as of June 12, 2016:

Dave Garner – President (2013-16) and as Board Member (2012-13)
Brenda Mellen – Vice President (2015-16)

Patsy Coe-Densmore – Board Member (2013-16)
Cliff Neal – Board Member (2012-14) (2014-16)
Linda Rutledge – Board Member (2012-14) (2014-16)

Newly elected Officer and Board Members as of June 12, 2016:

Brenda Mellen – President (2016-18)

Jeremy Haskin – (2016-18) Board Member

Frank Pence – (2016-18) Board Member

TREASURER'S REPORT – *Lori Cheney*

Lori gave an overall financial report. Lori will make some corrections to her end-of-fiscal year report and submit via email. She will send it separately to Sally Kelly. Uncleared check to Brenda mentioned. Brenda to research.

LANDSCAPE REPORT - *Jim & Linda Powers*

Sally Kelley suggested Jim & Linda take over the Landscape & Beautification Committee as they are the ones who maintain the gardens and can best provide verbiage addressing landscaping issues.

Jim Powers spoke addressing Sally's suggestion. Jim states there is a conflict of interest if they stay on the board and they cannot chair themselves. Frank Pence was nominated as the point-of-contact (POC) on landscaping. Frank will head the Landscape & Beautification committee.

The subject was brought up on our sprinkler system. The City of Chelsea repaved Hwy. 39 and in resurfacing the roads, sprinkler heads were buried and broken thus leaking water. Zones had to be turned off to prevent leakage. Also, wiring on the back of Yellowleaf wall that services the sprinkler system was cut by weed whacker. Linda has had to manually water the gardens both upfront and at the park. Bob Kelley and Jim Powers are scheduled to work on fixing the sprinkler system cut wires in order to provide some sprinkler usage during our long summer heat wave giving Linda some relief.

This sprinkler system is old and needs to be replaced, and realigned away from any road access that can damage it further or in the future. Frank Pence will work on getting 3 or more bids for full replacement of our sprinkler system. Brenda Mellen is to get with Frank Pence on some contacts at American Tree.

Brenda Mellen also mentioned a pipe could be ferreted under concrete allowing access to our water main by the park eliminating hoses being strewn across our very busy Sweet Gum Drive. However, this comes with a cost. We will look into donated equipment.

Welcome Committee Report – Sally Kelley

Sally Kelley mentioned she receives inquiries from closing companies requesting report of any monies owed to HOA. Sometimes we receive overdue payments via a home closing. She also submitted a report on Sales, Rentals, Bank-Owned property in our subdivision. We have one new neighbor, Timothy Cauthy, 160 Hackberry Circle.

PARK REPORT – Brenda Mellen

I want to start off by thanking Linda Powers for a wonderful job at keeping both the entrance area and the park entrance area beautiful! It is a tremendous amount of work and I know she's been putting in a lot of hours planting and keeping it watered.

Preparing for Grants

At our last meeting, I reported that we will be reviewing a particular grant. Sally and I reviewed the requirements for the "Recreational Trails Program." We don't think we can apply for this particular grant at this time because it requires a significant percentage of money compared to what we ask for to be readily available. We will continue looking for grant opportunities. James Cassidy, Insight Engineering, will be investigating other options for us as well. It will continue to be a research topic and as new information/opportunities present themselves, I will report out to the team.

Work Plan

As reported at our last meeting, Brenda met with engineer James Cassidy and asked for a Grant-usable document to visually describe our park. I also asked for suggestions on park development based on our 5-Year plan. He suggested that he can bring in a brush hog to remove the weeds and help level the area for relatively little cost. This is the update:

We received the proposal from Insight Engineering. A second meeting was held to discuss each item in the proposal. After much discussion, and another walk through the property, we have decided the following:

James will bring in equipment to clear the plateau of brush and unwanted trees. This will give us a better perspective of what is usable for constructing a pavilion and grassy areas. He will use the mound of dirt currently in the middle of the plateau to build a ramp to the lower level at approximately 400 feet out from the road (approximately four houses in). We think the hillside will support this ramp...but we may have to move the location depending on what he uncovers. This ramp will give us much needed access to the lower level. James will develop a park rendering document that we can use as a sign at the park entrance as well as use in our grant documents. James will investigate and offer suggestions of grant programs for which we may qualify.

We received a donation of approximately \$3000 to \$4000 worth of drainage pipe. James suggested we use this pipe in the gullies that drain the back side of Pin Oak Drive down to Dogwood Creek. His crew will pick up the pipe and deliver it to the plateau once it is cleared. When the pipes are put in place in the gully, we simply cover with stone and dirt and walk right over them.

Walmart Donations

Our April Work-In-The-Park day focused on getting all the bags used and the entrance area cleaned up. Thank you to all who helped. We are getting a lot of broken stone and brick this year. We are using it to reinforce the bank behind the parking lot. A small wall is being constructed on the "Pin Oak side" of the entrance area. This will help keep dirt and mulch in place.

We received five donated Bradford Pear trees this month.

Vandalism

We've had a few incidents already this year...the under bridge wall was graffiti'd and park bench was broken. We will purchase a new camera and protective cage to help identify vandals. A new camera and cage was purchased. Jeremy Haskin will install it. Cliff Neal repaired the park bench and has put it back in place.

Fundraisers

The Memorial Day Butts & Ribs fundraiser was held. Although it didn't yield the donations of past fundraisers, we were able to raise another \$60 for our cause. Every dollar counts! Thank you to everyone who participated.

We received three applications for Christmas Village this month. We are very excited to see vendors interested in participating so early in the year!

Comments Addressed

We received a few comments on our recent neighborhood survey. The comments read: ***"I've heard the mosquitoes are terrible, and there is drug activity. Please survey the neighborhood to see if everyone agrees with what you are doing, and then please listen to what they have to say."***

There was a second comment:

"Keep up the good work! We all appreciate your time and effort to make YL a great place to live."

There is a lot being said in the first comment...let's break it down:

Mosquitoes are terrible. – I can't agree more... mosquitoes are terrible. They are bad around my house as well. Our goal is to leave the park area as natural as possible. Our neighborhood borders Yellowleaf Creek. The mosquitoes will be there whether we build a park or not. Where there is standing water there are mosquitoes. What we can do to help the situation is to clear the area around standing water to allow more sunlight in to dry out wet areas. I would love to remove this nuisance. However, it is a losing battle as long as the creek is there.

There is drug activity. – About two years ago, there was a small group of young men who frequented the park with suspected drug activity. We partnered with the Sherriff's Department and were able to remove this threat from our property. We have not heard about any other activity since that time. If you know of current negative behavior of any kind going on at the park, please call me or one of the other Board members. We want to stop this activity as much as you do. The Sherriff's Department deputies encourage us to call them even if we don't know for sure if illegal activity is going on...we let them do the investigation. They are very supportive of our efforts to keep the park safe for everyone. Have you seen them sitting in the park parking area???

Does the neighborhood agree with what you are doing? I'm sure there are some who, for whatever reason, do not like our neighborhood park. Our park team talks with neighbors on an ongoing basis...whether it be to answer questions about what we are doing, how can I help, I can't help but thank you for doing, etc. We appreciate any conversation folks want to have with us. There is an overwhelming positive sense of

support coming from the neighborhood. Please understand...some people would like to see some things that we simply can't do at this time. Whether it be adding a pool, building a pavilion sooner rather than later, creating pathways that go one way versus another, etc. We appreciate so much all of these suggestions and comments...and we consider them. But, at the end of the day, we need to stay true to our 5-Year project plan. We do make adjustments to the plan, but it is to allow for learning new information that allows/prevents a plan of action, lack of funds, potential issues with insurance or permits. It can be a number of things.

Listen to what they have to say. We do listen. If you feel strongly that your views have not been heard, we invite you to meet with our team and share your concerns. We hope that we can come to a mutual understanding of the goals of the park, our plan to achieve those goals, and the overall enjoyment of our park by our neighbors. Perhaps there is just a misunderstanding. I am speaking for the team when I say we encourage you to talk with us...let's clear the air.

Next meeting date – September 11, 2016