

Yellowleaf Homeowners Association
Quarterly Directors Meeting Minutes
March 11, 2018

Directors Present:

Denny Hodges, Vice President
Lori Cheney, Treasurer
Brandy Pate, Secretary

Board Members Present:

Bob Kelley – Park Project Manager
Jeremy Haskin
Pam Kimball
Frank Pence – Landscape & Beautification

Committee Chairs Present:

Bob Kelley – Park Project Manager
Ashlie Haskin – Welcome Committee
Sally Kelley – Christmas Village

Others in Attendance:

Linda Powers – Sweet Tea Gardeners
Jimmy Powers – Sweet Tea Gardeners
Daniel Ledlow – Yellowleaf Neighbor
Deborah Tanner – Yellowleaf Neighbor

PRESIDENT'S COMMENTS – Denny Hodges, Vice President

Finding ways to increase the participation in the HOA is paramount at this time. Denny's idea for a better approach is communicating with neighbors the benefits that the HOA provides including paying taxes, street lights in the neighborhood, landscaping etc. It would benefit if the front entrance was updated seasonally so that residents could see a substantial change.

We discussed as a group the need to increase visibility of improvements and to send out some form of written communication to ALL residents regarding the benefits of the HOA. This should be a separate form from the invoice to encourage participating. It should also suggest they visit our website to register for email notifications and/or our Facebook page for day-to-day updates.

We should also have signage at the front entrance to remind neighbors to check the website for news and updates. Signage should be simple but fresh and inviting.

TREASURER'S REPORT – Lori Cheney

Since our last meeting we received \$400 in dues; \$300 for this year and \$100 for last year. We are now showing a 56.82% participation rate in dues payments. We have 71 paid in full payments, plus 3 paid last year, and 1 partial payment. (This includes one payment from Paypal that has not been deposited yet.)

Current Account Balances:

*Park - \$1600.02**
HOA - \$1931.36
Money Market - \$3480.11

**Christmas Village funds were already added to the Park fund totaling \$1600.02 but we need to set aside 36% for taxes so we have around \$850 to work with for the Dogwood Creek Park fund.*

WELCOME COMMITTEE REPORT – Lori Gaston & Ashlie Hastin

No Updates at this time.

ENTRANCE AND LANDSCAPE REPORT - Linda and Jim Powers

We revisited the President's opening comments regarding updating the front entrance and community improvements. There was an email distributed on February 27th with landscaping suggestions including trimming of the crepe myrtle trees, updating the foliage in the center median of the entrance and potentially adding a fence to the side closest to the property to the left of the Yellowleaf entrance.

The concern from our partners at Sweet Tea Gardeners (and neighbors Linda & Jim Powers) was for the treatment of the crepe myrtles and that they not be cut again. In addition, any design changes to the front entrance need to be thought through regarding material costs, time and labor. Pam Kimball donated many of the plants in the center median and would like to have them if they are removed from that location.

The consensus is that a small committee be formed including Frank Pence, Jim and Linda Powers, Bob Kelley and one of the Directors in order to discuss the plan for updates. Brandy stated that a plan would need to be produced and presented to the board for approval by the beginning of April so that implementation can take place sometime late April or early May at the latest. Waiting until the next meeting in June 2018 would push the installation time table back to late June which is not feasible.

Linda Powers is having surgery so major landscaping improvements will not be made for at least six weeks.

DOGWOOD CREEK PARK PROJECT - Bob Kelley

Since the budget is around \$850 for the park, Bob and other board members suggested they spend the funds on a new shed to house the decorations and materials for the neighborhood. His concern is for location (site) of the shed and what will be housed there. Also, there is a concern of it being vandalized. Bob felt the area just behind the front wall at the entrance of Yellowleaf would be best for accessibility and safety.

At this time, our community has a number of storage bins at the home of Frank Pence and a few other neighbors housing our decorations and materials. Jim and Linda Powers manage obtaining the decorations from them for Halloween and Christmas to put out in the community areas. The boards concern is that there is an excessive amount of bins to store and may not have updated decorations that are worth keeping. It would be wise for us to go through these bins and dispose of items not needed any longer. An additional suggestion was made when reducing the amount of decorations; we potentially sell them at a Yellowleaf neighborhood garage sale as a fundraiser for the HOA. The Powers don't feel the decorations have enough value to warrant selling them but we will investigate and make an executive decision.

The suggestion was made to use a storage unit at a local business to house these materials so as to not take up any private property and be accessible whenever needed. The Yellowleaf HOA may have a contract through a local business that is annual as long as it is approved and leased by the President and Secretary.

Brandy will contact local Chelsea storage facilities to see what the cost of that would be compared to a shed on site and bring that information to the board. We will have email correspondence regarding this topic within the month.

Christmas Village – Sally Kelley

No Updates until September 2018

Additional HOA Topics – Brandy Pate

Additional concerns regarding our communication to neighbors. Our first course of communication for important news is through our email listing. However, it is currently outdated since many residents do not register on our site. Brandy is going to use the updated Income & Expense report from the treasurer to create an updated email listing. In addition, Pam sends any updates received via the website.

We also communicate updates via our web page and our Facebook page however our FB cannot be the only source of communication for important information as not everyone is on FB.

Denny's suggestion of a one-time written communication to all residents regarding the HOA can double as a plea to residents to provide email contacts. This would be used to notify regarding bulk pick up days, community volunteer clean ups or gardening, as well as Chelsea City news pertaining to our community. Only the Secretary, Treasurer and Web Master would be managing the emails for privacy issues.

Next Meeting is June 10, 2018. Location - TBD