

**YELLOWLEAF HOA**  
**QUARTERLY BOARD MEETING MINUTES**  
**SATURDAY, SEPTEMBER 6, 2025**

**ATTENDEES:**

Pam Kimball, President

Lori Cheney, Treasurer

Rose Wade, Secretary

Kathy Angelucci, General Board Member (GBM)

Mandy Middlehurst, GBM

Heather Hyde, GBM

Karen Upchurch, GBM

Maxine Mills, GBM

Absent – Shelley Bailey, GBM

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**Opening Comments:**

Pam started the meeting by welcoming everyone and thanking Lori Cheney for hosting the meeting.

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**I. President's Report:**

**New General Board Member:** Everyone welcomed and introduced themselves to Maxine Mills.

**Tax Returns:** The fiscal year ended on June 30<sup>th</sup>, with tax returns due by 9-15-2025. Our dues and donations are tax exempt due to special HOA tax law; interest collected on the Money Market account and the CD was \$483, causing a tax bill this year. The HOA had to pay \$115 on the federal return and \$18 on the state return. Both returns were filed on September 5<sup>th</sup>.

**The Year in Review:** An analysis of the annual income and expenses show a positive net income because of donations and pecan sale donations. Without them, the lawn maintenance contract is covered, but we would not be able to do anything at the entrance including annual flowers, mulch, holiday decorations, etc.

**Little Free Library in Neighborhood- Susan Isbell:** Everyone liked the concept of adding a Little Free Library to the neighborhood, suggested by Susan Isbell (Pin Oak), and thought the location would be best served near the parking lot by the neighborhood park. This was addressed from both safety concerns and visibility.

We will assess the cost of buying a kit, and Pam will communicate with Susan about board approval to pay for and install the Library. Susan will monitor it for us. Mandy volunteered to find options for a kit, probably less expensive than the one Pam found on Etsy for \$300.

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## **II. Treasurer's Report:**

### **Status Report – Dues and Expenses**

**Account Balances:** Lori shared account balances at Avadian and Edward Jones as of September 2, 2025.

**HOA Dues:** 84 homeowners have paid their dues (63.63%) as of early September. Reminders will be sent to non-payers at the end of September. It would be great if we could get back in the 70+ percentile as we did in the year just ended; there are always going to be some neighbors who refuse to pay \$100. We are blessed with generous neighbors who also donate funds, over and above their annual dues.

**Pecan Fall Fundraiser:** The Pecan Fundraiser will kick off in early October for pre-orders. Pecans will be picked up from our Georgia vendor in early November and distributed the same week. A sales table will again be set up at the entrance on a weekend in mid-November. Lori shared that a lot of additional sales were made this way and we get a chance to meet and visit with neighbors. Good visibility for us!

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## **III. Welcome Committee Report – Heather:**

Heather mentioned there are 2 homes on the market in the subdivision: 238 Pin Oak Dr. and 154 Hackberry (Foreclosure). Neighbors periodically pitched in to keep the lawn cut at 154 Hackberry as it became unsightly; the lawn service hired by the foreclosure realtor has stopped cutting and grass is getting high again. Pam will contact the realtor about the need to resume lawn maintenance.

Heather has spruced up the new homeowner welcome kit by adding donated gift cards (Jeremiah's, Tire Engineers to name a few) to the package. Way to go Heather!

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## **IV. Entrance and Landscape Maintenance**

### **General Update:**

- Lori has reached out to Jimmy Mitchell (our contracted lawn maintenance vendor) once more to examine and potentially fix the sprinkler system and the cracked solenoid for the water supply. Also need the total cost estimate to repair or replace.
- Pam will plant red & white tulips, white pansies, and white snapdragons in the entrance island for fall and spring bloom. She has three more azaleas matching the current ones that will be added along the wall.
- The remaining tree to the right at the entrance as you are leaving is also dying and will be cut down at no expense. Michael Cheney and Patrick Hebdon to handle.

### **New Neighbors at entrance, 2242 Hwy 39 – Jason and Jennifer Quarles**

Pam met Jason and Jennifer Quarles; he has offered to clean out the underbrush on the strip of property between his house and the entrance road (Sweet Gum). It is Yellowleaf property, but he is willing and we accept his offer. Pam to review property lines with him, as he inquired for planting new trees at the front of his lot to help with road noise.

### **Fall Decorations:**

Fall decorations at the entrance are coming on October 1st. We discussed Halloween and agreed to Patrick Hebdon's request to place signs encouraging Trick or Treaters to go to the back of the neighborhood for goodies and to see his festive yard decorations.

### **Sign Posts – From Last Meeting:**

Shelley has a positive response for her son and the Boy Scouts to spruce up neighborhood stop sign posts (sanding and painting). Will schedule during cool Fall weather.

A long-term solution is to replace the wood posts with ones made of composite or metal. Pam did a quick review for composite posts, with an estimated cost of \$1,500 for 7 posts. They were plain white 4 x 4 square. Sprinkler repair / replacement costs will determine the future course of action; would like to also look at decorative metal ones that coordinate with mailboxes.

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***Remaining 2025 Board Meetings: December 6, 2025***