

YELLOWLEAF HOA
QUARTERLY BOARD MEETING MINUTES
SATURDAY, AUGUST 29, 2026

ATTENDEES:

Pam Kimball, President

Mandy Middlehurst, Vice President

Lori Cheney, Treasurer

Rose Wade, Secretary

Kathy Angelucci, General Board Member (GBM)

Karen Upchurch, GBM

Maxine Mills, GBM

Heather Hyde, GBM

Denny Hodges – Resident and former HOA Vice President

I. President's Report:

- Pam welcomed Denny Hodges, who is on the Chelsea Zoning and Planning Commission. Denny will share with the group some of the upcoming changes and plans for the Chelsea area.
- Both Federal and State tax returns were completed (due by September 15) and mailed on August 30th. We owe a small amount of taxes because of money market account interest.
- Pam and Lori informed the group that they are in the process of reviewing six banks to find a better fit for the HOA's financial needs, and better customer service. It is important that the bank selected offer mobile banking that is user friendly. Once selected, we will move the checking account from Avadian and close that relationship. It was mentioned that Regions seemed to be the best fit and the most likely bank to move to. The group was on board with the change.

II. Vice President's Report:

- Mandy shared the status of the Stop Sign replacement project.

Mandy's husband Patrick installed two new wooden posts, at Hackberry & Sassafras and at Sassafras and Pin Oak, a test to determine labor intensiveness, appearance, installation timeframe, etc. Eight remain to be replaced. When removing the existing posts, he found they were not set in concrete; a surprise to the group. That explains the significant deterioration at the bottom of the posts.

All members agreed that the material for the replacement post should be wood giving the price point vs the cost of metal ones. The posts will be painted white, the bottom of the post will be metal wrapped and placed in concrete. Total project cost will be less than \$600.

Pam inquired if a decorative cap would be affordable to add some stylishness, and gave the green light to purchase them once the posts are installed.

Mandy is gathering volunteers to help with the replacement project.

III. Treasurer's Report (Balances as of the end of August 2026):

Lori reported on account balances, and that the annual insurance payment for is due next month.

- **HOA Dues:** 81 homeowners have paid their dues (61.36% participation rate).
- **Income Statement:** the Income Statement for Fiscal Year July 1, 2025 – June 30, 2026 was distributed and reviewed. The HOA had a positive net income after normal operating expenses, however, two extraordinary expenses for sprinkler repair and entrance tree cutting caused a net loss for the year. Extraordinary expenses were covered by rainy day funds in the money market account, derived from donations and pecan sales. Proof again how important those two items are to the financial well-being of the HOA.
- **Collection Letters:** Collection letters for HOA Dues will be mailed to unpaid residents in mid Sept.
- **Pecan Fundraiser:** Pam mentioned that we netted \$1,933 in income last year from the sale of 14 cases (420 bags) of pecans. She will reach out to the pecan vendor in mid-September to place our preliminary order, and neighborhood ordering will be open from October 1 – 22. We expect to have the table at the entrance setup for pecan order pick up on November 14 and 15.

If anyone has any ideas for additional fundraising, we are open to discussing the opportunity!

IV. Welcome Committee Report

Heather provided an update on the status of homes in the neighborhood.

- 24 Beech Circle - under contract
- 113 Sweet Gum Lane is closing on the 3rd of September
- 154 Hackberry - still for sale since last year (VA foreclosure). Yard continues to be a mess and has been reported to the real estate company and the VA. Contracted landscape maintenance company by the VA is terrible!
- 232 Sassafras - sold
- 409 Pin Oak Circle - sold

Heather thanked Karen Upchurch for the items that she donated for the Welcome Baskets.

V. Chelsea Planning and Zoning Commission Update - Denny

- Target Store Property – City of Chelsea gave Target a tax incentive that will last approximately 20 years. This doesn't mean they will not pay any taxes, but a reduced amount. The store is projected to be operational by Fall 2028.

- Denny mentioned that pre-council meetings are open to the public, not for the public to voice any concerns, etc. but to hear what plans are upcoming for the area. Pam will share the link on the Yellowleaf neighborhood Facebook page so all can be made aware of the schedule for the pre-council meetings, etc.
- The upcoming expiration of the Shelby County Sheriff department's contract with the city of Chelsea was discussed. They are requesting more money; it's doubtful they'll get the amount they are asking for. Therefore, Chelsea will need to create and fund its own police force. Denny mentioned that Chelsea is the only city our size in Shelby County that does not have its own police force. The Sheriff's office does not enforce any Chelsea ordinance violations, and are only addressing life threatening situations.
- Permit money will soon be going to the city and not the county.
- Chelsea Plaza expansion will result in an additional 3 - 4 stop lights.
- Denny is our voice on resurfacing the neighborhood roads. He has requested it multiple times and has accompanied the mayor on a ride to review our roads.
- The 300-unit luxury apartment complex which is supposed to be completed by 2027 is either in unincorporated Chelsea or in the city of Chelsea. Conflicting articles have been published. Mandy mentioned that a recent vote pulled unincorporated areas into the city limits??

All attendees thanked Denny for the updates and look forward to his attendance for future updates.

VI. Entrance and Landscape Maintenance

- Sprinkler system is working great – Michael installed a water sensor to prevent over-watering. Michael Rocks!!
- Fall decorations will be placed in the entrance island in early October.
- Pansies will not be planted until early Spring. The island and flower bed by the wall will have new mulch in December.

VII. Miscellaneous

- Pam asked attendees if the group wanted to move the quarterly meetings to other locations rather than the Board Member's homes. Members voiced their desire to continue to meet as we have been, in Board Members homes.

2026 Board Meeting Dates:

December 5th – Karen Upchurch's home