YELLOWLEAF HOA
QUARTERLY BOARD MEETING MINUTES
SATURDAY, DECEMBER 6, 2025

ATTENDEES:

Pam Kimball, President
Rose Wade, Secretary
Lori Cheney, Treasurer

Kathy Angelucci, General Board Member (GBM)
Heather Hyde, GBM
Mandy Middlehurst, GBM
Maxine Mills, GBM
Karen Upchurch, GBM

I. President's Report:

Neighborhood Little Free Library: Kudos went out to Mandy for the implementation of the library. The library has become a hit in the neighborhood by enhancing children's reading skills but also generating community cohesiveness.

Sprinkler System: Kudos to Lori for getting repairs done – they are almost finished. Work remains to be done for sprinkler heads on the island; trenching under the road will be required.

Shelley Bailey Board Resignation: A fond farewell to Shelley who was an integral of the board for a number of years. Thank you, Shelley, for your time and talent that you invested in the HOA!

II. Treasurer's Report:

Status Report – Dues and Expenses

Balances as of November 30, 2025 were reported to the group.

HOA Dues: 96 homeowners have paid their dues (72.73% participation rate. Since this report another homeowner has paid their dues, which will bring the participation rate up to 73.48%.
Some of the expenses incurred since our last quarterly meeting report are:

- Insurance (a rebate check has been received)
- Landscaping
- Water bill (was higher than normal because of sprinkler repairs)
- Postage stamps

Of note, we continue to have issues with the current bank we are using and will be looking for another institution.

Pecan Fall Fundraiser: The Pecan Fundraiser was a hit resulting in the best results ever!
14 cases (420 bags) were sold

III. Welcome Committee Report – Heather:

Heather reported there are 4 homes on the market in the subdivision. 238 Pin Oak Dr., 92 Sweet Gum Lane, 154 Hackberry (Foreclosure) and the Powers home at 24 Beech Circle.

The Roddy's (147 Sweet Gum Drive) will be putting their house on the market next year.

Heather continues to obtain coupons from some of the businesses in the area to provide in the welcoming basket for our newcomers. She's asked the board members to let her know if they find any additional businesses that would be willing to offer up coupons.

IV. Entrance and Landscape Maintenance

General Update:

- Pansies, snapdragons, and tulip bulbs have been planted in the entrance island end by the road.
- Christmas decorations will go up in the front as soon as the weather clears up.
- Pine straw will be delivered and put down on Friday 12/12

2026 Board Meeting Dates:

March 7th
September 5th
December 5th

June 6th ***Annual Meeting at Sr. Center, Hwy 36***