

**Yellowleaf Homeowners Association**  
**Quarterly Directors Meeting**  
*June 19, 2021*

**Officers / Board Members Present:**

Pam Kimball, President  
Cindy Garmon, Vice President  
Lori Cheney, Treasurer  
Brandy Pate

**Officer / Members Not Present:**

Shelley Bailey, Secretary  
Kaitlyn Brown  
Melinda Roddy  
Amy Willis

**Quorum Present**

*4 of 8 – 50% required for any voting needed*

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**PRESIDENT'S COMMENTS – Pam**

**Meeting Location**

Pam opened by thanking Cindy for hosting the meeting. Dates / locations for the rest of 2021:

September 11            Brandy Pate (108 Hackberry Circle)

December 11            Pam will ask if Amy would host again (184 Sweet Gum Drive)

**2021-2022 BOARD MEMBER AND PROPOSED AMENDMENT VOTE & RATIFICATION**

**Board Members**

Voting for next year's board and the proposed amendment to remove term limits occurred June 5th thru June 12<sup>th</sup>, with 90 eligible homeowners (those who paid annual dues). Electronic communication with the ballot link was sent to 85 of the 90 who had e-mails on record, and 5 paper notifications were left at homes with no e-mail on record. The board was unanimously elected / re-elected by homeowners as follows:

Officers

**Pam Kimball, President**  
**Rose Wade, Secretary (new)**

**Cindy Garmon, Vice President**  
**Lori Cheney, Treasurer**

General Board Members

**Amy Willis**  
**Melinda Roddy**

**Brandy Pate**  
**Shelley Bailey**

Pam recognized **Kaitlyn Brown**, who is stepping down as a general board member, and **Shelley Bailey**, who is stepping down as Secretary but remains as a general board member. Our thanks to both for your service to our community!

Board Vote: It was proposed to accept and ratify the vote for the 2021-22 board – it was seconded, and a quorum of the 2019-20 board members voted with 100% approval.

**Proposed Amendment To By-Laws**

The Proposed Amendment was explained in the ballot as follows:

Removal of Term Limit for Board Members/Officers to Serve

Background: Currently, board members may serve two consecutive terms (four years total), and then must step off of the board for one year before possibly serving again. Four years ago, term limits kicked in for a number of officer & members, no new volunteers stepped forward, and

recruiting was unsuccessful. The HOA faced dissolution, with no one to manage the general neighborhood needs and expenses. This was avoided at the "final hour" when the possibility of dissolution was announced and hard work done to save the association.

By removing term limits, experienced members would be able to stay on the board if they so choose, avoiding a repeat of 4 years ago. Annual voting and ratification would still be required. As a safeguard, there are current provisions in the By-Laws that allow for the removal of a board member if the need ever arose.

Results of the Vote: YES = 96% NO = 2% (1 vote) SKIPPED = 2% (1 homeowner)

Board Vote: It was proposed to accept and ratify the vote on the proposed amendment - it was seconded and a quorum of the 2019-20 board members voted with 100% approval.

### **Ballot Comments Received**

Eight homeowners left comments with their ballot vote, six of which thanked members for their service to the neighborhood, with compliments on the good job the board has done. Two asked:

- 1. Is there anything that can be done to prevent cars from parking in the streets? At times this is dangerous!*
- 2. Does anyone know when the city plans to resurface the streets in our neighborhood?*

We will check on these issues and post results on the website and Facebook very soon.

### **Spam Problem**

A number of board members have received spam from what appears to be Pam's email address, asking as HOA president for the recipient to purchase "gift cards" and mail them out asap. To eliminate this problem, it was suggested that board member email addresses be removed from the HOA website except for president's. All agreed with suggestion – phone numbers for all will remain.

## **TREASURER'S REPORT – Lori**

**Account Balances were reported.**

**Income / Expenses – Anticipated Income and Expenses for FYE 6-30-21 were reported**

### **Tax Return FYE 6-30-21**

The federal and state HOA tax returns will be due on 9-15-21, based on 6-30-21 year end. It is normally completed and mailed by Sept. 1 each year. We do not anticipate owing taxes this year.

### **Annual Invoice**

A draft of the 2021-22 annual invoice was distributed for review / comment. The final invoice will be sent out the week of June 28<sup>th</sup> to all homeowners. Will send a copy with notation "Prepaid – Thank You!" to those who have already pre-paid.

## **ENTRANCE UPDATE & TREE REMOVAL– Pam**

### **Leaning Tree**

The tree at the entrance (on right embankment as you leave the neighborhood) continues to lean more & more towards the back of the recently built adjacent house. It must be removed since an arborist recently stated "it will fall, it's just a matter of when – it is already beginning to pull up at the

roots". Tree removal vendors have been contacted for quotes based on Yellowleaf homeowner recommendations:

- **Josh Griffin Tree Service** – site visit done and he elected to pass on the opportunity as it is going to be difficult and more than he wanted to tackle. Crane / bucket truck will be needed, and he estimated cost to be \$2,500 - \$3,000.
- **American Tree** – site visit done and quote is pending.
- **Jon's Tree Service** – communication on-going with office for scheduling site visit.
- **Gray's Tree Service** – will call on Monday, June 21.

Homeowner in the adjacent house (Slevin family) has been contacted and proposed tree removal has been discussed. They are happy to hear of the removal plan and will cooperate as needed.

Insurance agent / adjustor on HOA policy has been contacted to see if there is "preventative coverage" that would help with tree removal expense. Unfortunately, none is available.

Board Vote: The following was proposed, seconded and unanimously approved: to give president the authority to hire a licensed and bonded tree removal service based on quick availability and cost up to \$3,000. Pam will communicate as needed to keep members informed on progress.

### **General Maintenance**

Fourteen daylilies have been planted to fill gaps after winter freeze and removal of one large (mostly dead) rosemary bush. May not need mulch this fall – weeds are down significantly. Will continue weeding and maintenance as needed.

### **WELCOME COMMITTEE REPORT – *Cindy***

Cindy reported that she left a welcome package at 198 Pin Oak (formerly Linda Rutledge's home). She commented that it has been difficult setting up face-to-face welcomes; we assured her this has always been an issue due to a number of factors, and the COVID pandemic has surely added to it this year.

No other homes have sold or are for sale at present. Dice family on Pin Oak will be moving in near future according to Facebook post.

**OTHER** - None

### **NEXT MEETING:**

**Date**            September 11, 2021