

# YELLOWLEAF HOA

## ANNUAL HOMEOWNER MEETING MINUTES

*SATURDAY, JUNE 1, 2024*

### **ATTENDEES:**

Pam Kimball, President	Kathleen (Kathy) Angelucci, GBM - elect
Cindy Garmon, Vice President	Mandy Middlehurst, GBM - elect
Lori Cheney, Treasurer	Denny Hodges, Homeowner / former VP
Rose Wade, Secretary	
Karen Upchurch, General Board Member (GBM)	
Shelley Bailey, GBM	
Heather Hyde, GBM	<b>Absent:</b> Lori Gaston, GBM – elect

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### **I. Introductions & Opening Comments/Culture:**

Pam started the meeting with introductions around the room. It was great to see new members and a prior board member in attendance.

The HOA culture of demonstrating helpfulness and taking care of the basics - good fiscal management, safety, appearance, and value protection - was acknowledged by all board members. This positive approach culture is important and necessary because of our voluntary nature.

She thanked everyone for being willing to participate on the board, their volunteerism and support.

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

1. Annual Board Member Ratification: 100% in Favor, All Approved. Welcome to our new members who begin serving on July 1st!
2. Accomplishments for the 2023-2024 Fiscal Year:
  - Financial Standing, Donations/Fundraising, Expense Control

The HOA is sound financially because of good expense control and additional income generation from donations and fundraising. More info will be covered in the Treasurer's Report

- Continuing Entrance Improvements, Lights, Decorations & Flowers

New Spring /Summer flowers were planted on the island entrance. We now have entrance decorations for Spring, patriotic holidays, Fall / Thanksgiving and Christmas. Lots of compliments from homeowners , especially on the holiday tree lights. Pam indicated there was a need for some tall plants to accent the front wall bed behind the daylilies, to be determined.

- Electrical work completed, effort led by Jim Bailey (Shelley Bailey's husband). Thanks to all who participated.
- Pam mentioned the Sturdivant and Mills families continuing to do maintenance of the bridge area and extended her thanks to the 2 families.

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### **III. Treasurer's Report**

#### **1. Status Report – Dues & Expenses**

- Balances as of May 31, 2024 were reported
- Expenses in May were for water, electricity, landscaping and a check to reimburse Pam for purchases she made for the front entrance.
- There were 2 HOA dues payments with donations received in May. The payments will be transferred to the 2024-2025 fiscal year.

#### **2. Annual Invoice for Fiscal Year July 1, 2024 – June 30, 2025**

The annual invoice will be sent by the end of June, payable by July 31. This is the first notice to homeowners, sent via email to save on postage expense – there are 14 that we do not have email addresses for, and those will be mailed via regular mail. Second notices (early August) are all sent via regular mail.

There was discussion regarding homeowners still resistant to paying their dues. Pam informed all that non-payment fines cannot be imposed in accordance with the subdivision's covenants and HOA by-laws. It was suggested that we should explore raising the dues and making them mandatory; this has been reviewed several times since 2004 and is not feasible because of the high % of approval needed. To try to stimulate more interest and help non-payers understand HOA value, Kathy Angelucci came up with the idea of doing a testimonial from a newcomer's viewpoint. She will provide it to Pam who will publish it in the next HOA newsletter and Facebook.

Recommendations about texting the notification of HOA dues was mentioned as most people read texts rather than emails. Will be taken into consideration.

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#### **IV. Welcome Committee**

1. Cindy continues to provide welcome packets to newcomers. There have not been any homes on the market in the subdivision recently, so no packets and koozies to hand out. Anyone want a koozie?
  2. Cindy made mention that she would like someone else to step into her role. Her plan is to retire from the role soon.
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#### **V. Entrance and Landscape Maintenance**

1. Entrance Dead Tree Removal & Underbrush Trimming:

There are 2 more entrance trees dying, in addition to the one already dead – they will also need to be removed now or in the near future. Discussion occurred as to the work being done by volunteers (1 tree) or a contractor (3 trees). Cindy was concerned about liability should volunteers do the work.

Pam / Lori will request estimates on doing the work (cutting down the trees, tree removal and stump removal) and will provide the board with their findings and a recommendation. If we use volunteers, the COP will help with traffic control once the date and time is arranged for tree removal.

**UPDATE SINCE MEETING:** Two tree service vendors provided estimates, Pam sent communication to the board on June 7<sup>th</sup> with the recommendation to use Gray's Tree Service for cutting and removal of 3 trees. They were significantly less expensive than the second vendor. The board voted via email on June 7<sup>th</sup> and the recommendation passed unanimously. The work was then contracted and originally scheduled for July 12<sup>th</sup>, but has just been pushed back by Gray's to July 22<sup>nd</sup> due to extreme heat conditions and concern for their staff and equipment.

Underbrush on the right side of the entrance (as you come in) has been trimmed approximately 6 feet up. Chet Willis has volunteered to cut higher branches of the underbrush with equipment from his job.

2. Sprinkler System Repairs:

Harold Speegle has volunteered to fix broken sprinkler heads but may not be able to address the cracked cylinoid in the water control box.

3. Exposed Electrical Wiring in Road:

Lori Cheney is handling this issue with the city.

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## VI. Miscellaneous

1. Facebook Fake Requests:

The HOA Facebook page continues to receive requests from people outside Yellowleaf, some of which appear to have fake profiles. Pam continues to diligently vet the requests. Some may be legitimate and the result of confusion, as our subdivision is not the only one in the area that begins with the word Yellowleaf. There is another subdivision in Wilsonville named Yellowleaf Farms.

2. Open Comments/Discussion for Attending Homeowners:

- There are still issues with the dog at 409 Pin Oak Circle. The ongoing issue has been reported to the city, Animal Control and the residents numerous times without a fix. The latest report occurred to the Sheriff's Dept.

- Freshening up neighborhood light posts and stop signs was discussed. Denny will work with Alabama Power regarding the light posts. It is up to the residents to freshen up the stop signs.
  - The next Newsletter will be published by July 15<sup>th</sup>.
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The next board meeting will be held on September 7, 2024

The last meeting of the year will be held on December 7, 2024