

Yellowleaf Homeowners Association
Annual Homeowners Meeting
June 7, 2025

Officers / Board Members Present:

Pam Kimball, President
Lori Cheney, Treasurer
Shelley Bailey
Heather Hyde
Mandy Middlehurst

Not Present:

Cindy Garmon, Vice President
Kathy Angelucci
Karen Upchurch
Rose Wade

Quorum Present

No Homeowners Attended (Non-Board)

PRESIDENT'S REPORT

Pam opened by acknowledging Vice President **Cindy Garmon** as stepping off the board effective June 30th. Her contributions are greatly appreciated, especially her time as Welcome Committee Chairman and her landscape work at the entrance. She will be missed! Heather Hyde stepped into the Welcome Committee role in April.

We will not have a Vice President immediately as no one expressed interest yet; the By-Laws state that the board is not in violation if a vice president is not elected.

Homeowner Vote Ratification

Homeowners voted the week of June 1st for two items:

1. The addition of Maxine Mills as a new general board member, results = 100% Yes Vote
2. Whether they would be in favor of allowing a husband and wife to serve on the board at the same time, results = 90% YES, 10% NO or No Response. This question was asked to get a feel for whether we could allow this in the future, as it was thought that couples on the board might bring new energy.

The board then ratified the vote to add Maxine Mills to the group, effective July 1, 2025.

Accomplishments for the Year July 1, 2024 – June 30, 2025

Two priorities have been continued successes for the period:

1. Good fiscal management and standing – due to:
 - all-time-high dues payments by homeowners (76%),
 - generous donations (1/3 of those who pay dues also send a donation, and of that group, 2/3 give more than the \$25 suggested minimum),
 - fundraising,
 - great expense control by our Treasurer
2. Continuous improvement of common areas, with special thanks to the Cheneys for their monumental, dedicated work. This is important to show homeowners what their funds are being used for, especially in upholding neighborhood attractiveness and marketability. Changing to a weekly mowing schedule and grass fertilization at the entrance is already resulting in improved appearance. We have received some very nice comments about how

good the entrance looks. The bridge area also looks better thanks to attention by Michael Cheney, who also disposed of a recently fallen pine tree, with help from Patrick Hebdon.

Roads - The biggest disappointment was damage to the roads from the AT&T fiber-optic installation. Requests to resurface all streets or at least the entrance were sidelined and ignored, with all communication breaking down in November. The City of Chelsea also shared responsibility in this breakdown. Several members commented at the meeting that driving over repaired bumps is better, even though the patches look bad. Pam reported that the patches were not up to state ALDOT specifications, according to City of Chelsea representative information given prior to November.

Real Estate Tax Bill Averted - Lastly, we eliminated a potential annual tax bill of \$663 due to a Shelby County real estate tax system conversion, which dropped our common property tax exemptions from the records. This was corrected in April. In reviewing the tax notices, it was noted that the park property is valued at \$74,050 and the entrance at \$1,030.

TREASURER'S REPORT

Status Report as of May 31st, 2025

Lori reported account balances at Avadian (checking) and Edward Jones (money market).

Dues payments are matching the historical all-time high of 76%.

The annual dues invoice will be sent out via email by the end of June, payable by July 31. Approximately 15 will be mailed via US Post Office due to lack of email addresses. Follow up mailings will be sent in late July/early August to those who have not yet paid.

WELCOME COMMITTEE REPORT

Heather recently made her first welcome call on new neighbors Keith and Anna McCarter at 169 Sweet Gum Drive.

She reported 2 homes for sale at: 238 Pin Oak Drive and 154 Hackberry Circle

154 Hackberry - Lori has determined that even though the home has a For Sale sign out, it has been sold, with new owners closing (or moving in?) approximately 45 days from now. The grass is now beyond knee-high; discussion ensued over efforts to get it cut. Because of a city ordinance, Pam stated that Chelsea will cut it if it gets to be a certain height (9 inches) – she will contact City Hall on Monday to request a cutting. For everyone's information, here is the city grass / weed nuisance definition:

GRASS OR WEED NUISANCE: Any abundance of overgrown weeds or grass within the city which is injurious to the general public health, safety and general welfare by providing breeding grounds and shelter for rats, mice, snakes, mosquitoes and other vermin, insects and pests; or attaining such heights and dryness so as to constitute a serious fire threat or hazard; or bearing wingy or downy seeds, when mature, that cause the spread of weeds and when breathed, irritation to the throat, lungs and eyes of the public; or hiding debris, such as broken glass or metal, which could inflict injury on any person going upon the property or being unsightly or any growth of weeds, other than ornamental plant growth, which exceeds nine (9) inches or more.

AFTER MEETING UPDATE

June 9th - the pending sale fell thru and it is being repossessed by the bank on June 20th. The deceased mother-in-law is cleaning out the house. The City of Chelsea had been previously contacted multiple times to cut the yard, and they said it was the realtor's responsibility, who did nothing. Once repossessed, the bank will want to sell it as quickly as possible, and will get the yard in better shape. Such a sad and terrible situation for our neighborhood!

June 12th – the grass and weeds have been mowed by Jimmy Mitchell, our entrance lawn maintenance vendor, even though the realtor refused to pay for the work. Kudos to Lori Cheney for arranging this. We are contacting Jimmy to let him know the Homeowners Association will pay him.

206 Pin Oak Drive - It was stated that the Santillo family will be moving in soon; the property was purchased earlier this year, but moving delayed until children ended their school year in Tennessee.

409 Pin Oak Circle – It was reported that the property has been "sold / transferred" to the sister of the deceased male owner as part of an estate settlement. The adult children and the "bad dog" have moved out. Name of new owner to be determined for annual invoicing.

ENTRANCE & LANDSCAPE MAINTENANCE

Two new azalea bushes have been planted on the right side of the wall bed that will match those on the left. All elephant ear plants and the juniper bush have been removed. Pam is determining landscaping ideas to fill in the gap. New mulch to be put down on the island soon.

Sprinkler Repairs – A High Priority

Lori has contacted Jimmy Mitchell (our contracted lawn maintenance vendor) to examine and potentially fix the sprinkler system. Pam reported that neighbor Charlie Pope said he would look at the cracked solenoid for possible repair.

Tree at Entrance

The tree on the right as you leave the neighborhood is reported as dying and eventually needs to be taken down. Not an immediate need.

MISCELLANEOUS

Street Lights

Several lights were recently repaired by Alabama Power; the one at the entrance took multiple calls by Lori over a period of months. Kudos for her tenacity!

Instructions on how to ask for a repair were posted on Facebook for Yellowleaf homeowners last week; is easy to complete at www.alabamapower.com: in the upper menu, go to OUTAGES, then REPORT AN OUTAGE, then REPORT OUTDOOR/SECURITY LIGHT OUTAGE.

Stop Sign Posts

Lori requested the City of Chelsea replace missing street signs at Hackberry/Sassafras, in addition to replacing faded neighborhood stop signs, and replacing deteriorated wooden posts (7) with new metal ones. Her contact at the city got an approval from the mayor to replace three faded stop signs, install a full length stop sign post at the corner of Hackberry and Sassafras, and replace the missing street signs. The mayor declined to replace the 7 wooden stop sign posts.

Discussion ensued over possible actions regarding the wooden posts:

- Short term solution: Shelley will determine if her son William and his Boy Scout troop can sand and paint the posts, with volunteer neighborhood oversight.
- Long term solution: explore the cost of new posts made of composite that looks like wood, similar to decking material, and re-approach the city next year when a new mayor can re-consider our request.

Remaining 2025 meetings: September 6th and December 6th