

**YELLOWLEAF HOA**  
**QUARTERLY BOARD MEETING MINUTES**  
**SATURDAY, JUNE 6, 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

Patrick Hebdon – Homeowner/Resident

**I. President's Report:**

**Annual Board Meeting Election:** There is no need this year to have an election as there are no board member changes.

**Accomplishments for the Year: Fiscal Management, Expense Control**

- The sprinkler system repairs are finished and with replacements, is 95% new. Works great!
  - Dead tree removal at the entrance has been done, giving the entrance a more pristine look.
- The above 2 items were the biggest extraordinary expenses this year.

**Pending:**

- **Stop sign replacement** remains on the “to do” list.

**Continued Entrance Improvement** – everyone commented how beautiful the front entrance looks and thanked Pam for all of her hard work. A number of people also help with the entrance and bridge areas, including Patrick Hebdon, Michael Cheney, Al Sturdivant and the Mills family.

**II. Treasurer's Report:**

**Status Report – Dues and Expenses**

Lori shared the expenses incurred, dues collected and account balances as of the end of May.

Recently, funds were transferred from the Money Market account to cover the cost of cutting down and removing the dead tree at the entrance.

**HOA Dues:** 97 homeowners have paid their dues (73.48% participation rate). In addition there were 3 dues payments received for the 2026-2027 fiscal year.

The biggest expenses incurred since our last quarterly meeting report are:

- Landscaping – spring & summer flowers and azalea bushes
- Dead Tree Removal

**Annual Invoice:**

- Annual invoices will be e-mailed by the end of June and are payable by July 31<sup>st</sup>. The donation section will highlight the two major expenses incurred and stop sign plans. Physical copies will be mailed in late July to those who have not yet paid.

**Annual Tax Returns:**

- Tax Returns, both state and federal, are due by September 15<sup>th</sup>. They are usually mailed about September 1<sup>st</sup>.

**III. Welcome Committee Report – Heather (Pam Covered for Heather):**

There have been 6 homes sold since our March meeting and another 3 are on the market. Heather called on 4 of the 6 new homeowners. This is the biggest turnover that any of us can remember.

Homes sold: 92 Sweet Gum Lane, 147 Sweet Gum Drive (house was on the market for 2 days before sold), 169 Sweet Gum Drive, 238 Pin Oak Drive, 409 Pin Oak Circle, 100 Hackberry Circle.

Homes currently on the market: 24 Beech Circle (house been on the market for a few months), 154 Hackberry (VA Foreclosure), 108 Hackberry (Lot under development).

Rental: 49 Beech Circle

**IV. Entrance and Landscape Maintenance****General Update:**

- Spring Planting: 3 new azaleas going in along the stone wall, and daylilies on the right side of wall
- Al Sturdivant has recently taken care of the Bridge Area

**V. Miscellaneous**

- Little Library Network – Mandy recommended against joining the network - it was agreed by all that we were not comfortable with people from outside the neighborhood coming in and using the Little Library.
- Pecan Sales this Fall – will do again this year; everyone was asked to think about additional fundraisers and bring ideas to the next meeting in August.

**2026 Board Meeting Dates:**

**August 29th – Kathy Angelucci’s home (NOTE: moved from Sept. 5<sup>th</sup> since it was the Labor Day weekend)**  
**December 5th – Karen Upchurch’s home**