

Yellowleaf Homeowners Association
Quarterly Board Meeting
March 7, 2026

Officers / Board Members Present:

Pam Kimball, President
Mandy Middlehurst, Vice President
Lori Cheney, Treasurer
Heather Hyde
Karen Upchurch

Not Present:

Rose Wade, Secretary
Kathy Angelucci
Maxine Mills

Quorum Present

PRESIDENT'S REPORT

New Vice President

Mandy has agreed to serve as our new vice president. A vote was held approving her for the position, with all present enthusiastically voting in the affirmative. Thank you Mandy!

Neighborhood Street & Stop Signs

After an inspection of our current sign posts (7 wooden and 3 metal), Pam recommended that we replace all 10 in the neighborhood because of significant deterioration, especially with eroded bottoms due to "weedeating". Stop sign locations are:

- Entrance (1 wooden)
- Sweet Gum Drive and Sweet Gum Lane (1 wooden)
- Sweet Gum Lane and Beech Circle (1 wooden)
- Sweet Gum Drive and Pin Oak Drive (1 wooden)
- Pin Oak Drive and Pin Oak Circle (1 wooden)
- Pin Oak Drive and Sassafras Circle (2 wooden)
- Sassafras Circle and Hackberry Circle (2 metal)
- Hackberry Circle and Hackberry Way (1 metal)

There were numerous options on how replacement might be accomplished; the choice will be a matter of cost + maintenance vs. aesthetics + longevity. Discussion occurred over the following options:

- **Replace all street and stop signs into one comprehensive sign system**

Cost will be in the thousands. A quote had been requested from a vendor known to neighbor Chet Willis, but numbers were not received by the time of the meeting. Steel material, black, with upscale appearance, two styles chosen for quotes. No maintenance.
Quantity = 8 systems plus 2 extra stop signs

- **Replace stop signs posts (leave street signs as is) with aforementioned vendor product**

Upscale but also very expensive. No maintenance.
Quantity = 10 (all) or 7 (wooden only)

- **Replace stop sign posts with a PVC composite product**

Also expensive, but less than steel. Durable. Some maintenance for mildew?
Quantity = 10 (all) or 7 (wooden only)

- **Replace stop sign posts with new wooden posts (pressure treated pine)**

Will also need paint. Not maintenance free.
Quantity = 10 (all) or 7 (wooden only).

- **Replace stop sign posts with standard metal traffic post**

Matches the 3 current metal ones on Hackberry – 8 ft. Municipal grade, u-channel.
No maintenance.
Quantity = 7

After discussion, it was decided that ALL stop signs would be replaced with 10 new wooden posts plus additional skirting at the bottom to protect from weedeating. The group believes this choice provides a nice aesthetic, consistent look at minimal cost. We will use neighborhood volunteer labor, especially in digging up old and installing new. Cost should be less than \$1,000, including paint and concrete. Mandy will talk with husband Patrick about his participation, especially for woodworking; Lori to speak with Michael, and we will post news about the project on Facebook. Will ask for volunteers to assist in early – mid May, to be concluded no later than May 31st.

TREASURER'S REPORT

Status Report as of February 28, 2026

Lori reported on Checking and Money Market account balances

Dues payments – 97 homes paid, or 73.48% participation rate.

Discussion occurred over whether we should ask for donations now to help with post replacement. Given that annual invoices with donation requests are sent in late June, it is preferable to defer to that communication timeframe. New posts will be visible by then, fresh in everyone's mind. We will be explicit on the invoice that donations will help pay for new posts.

WELCOME COMMITTEE REPORT

For Sale

Heather reported that no new homes have been listed for sale since December. The current ones are:

- 92 Sweet Gum Lane
- 238 Pin Oak Drive (has significant foundation problems)
- 154 Hackberry Circle (VA foreclosure, For Sale sign no longer there?)
- 24 Beech Circle – will be for sale in the future, the Powers moved last fall and are in the process of making repairs.

New Neighbors

The home at 100 Hackberry Circle sold in February and a moving van was recently sighted. No contact was made by a title company or closing attorney, so we don't have information yet on the new owners. Heather to make contact.

ENTRANCE & LANDSCAPE MAINTENANCE

Spring work to be done

- On the Island – new mulch, plant new annuals, fertilization
- Stone Wall flower bed– plant 3 new azalea plants, fertilization
- Finish sprinkler repair – boring under the road needed to determine cause / fix lack of water on the island

BOARD MEMBERS FOR NEXT YEAR (July 2026 – June 2027)

If any board member needs to step down after this fiscal year, please let Pam know. We should ideally have an odd number of members to prevent a tie vote – currently have 8. A tie vote has never happened, though. Recruiting for new members, if needed, will occur in April / May, with homeowner voting in mid-late May.

Pam to continue as president one more year, with the possibility of Mandy stepping into the role in the future. Pam will always be involved in various projects and hopefully on the board if the homeowners vote accordingly.

MISCELLANEOUS

Neighborhood Yard Sale – organized by Kathy Angelucci, scheduled for April 11th.

Little Library – Mandy has found a Little Library organizational network that we could join for \$36 (one time? annually?). It would give us access to all others in the network and official signage. Members thought it was an interesting idea – Mandy will get more information and send it via email.

Benefit – sharing with other Libraries near our neighborhood, accessible books expanded.

Remaining 2026 meetings:

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|---------------------------------|--|
| June 6th | <i>Annual Homeowners Meeting, Chelsea Sr. Center on Hwy 36</i> |
| September 5th | Kathy Angelucci's home, Labor Day weekend – need to change? |
| December 5th | Karen Upchurch home |