

Yellowleaf Homeowners Association

Quarterly Directors Meeting

September 17, 2022

Officers / Board Members Present:

Pam Kimball, President
Rose Wade, Secretary
Cindy Garmon, Vice President
Lori Cheney, Treasurer
Shelley Bailey (conference call)
Heather Hyde

Absent:

Tiffany Sanders

Quorum Present

President's Report – Pam Kimball

Accomplishments for the Fiscal Year 7/1/21-6/30/22

- We ended our June fiscal year with a small surplus because of the pecan sale, residents who provided donations and an increase in the number of HOA dues paid. As a result, Lori and Pam agreed to move some money out of the checking account to the Money Market account.

Treasurer's Report- Lori Cheney

Account Balances were reported

Homeowner Dues (Current Fiscal Year July 1, 2022 – June 30, 2023):

76 Homeowners Paid Dues as of August 31st

57% Homeowner Participation Rate

- A second invoice was sent (hard copy mailed) to homeowners that have not paid to-date. Lori indicated there are a few homeowners that tend to pay their dues later in the year. Title companies have gotten better at helping to collect non-paid HOA dues so that is a plus when residents sell their homes. The next collection letter and invoice will go out in January 2023.

Item 1: Post Office Box

- There was an increase in the post office box rental. We were paying \$166 annually and now the price has increased to \$198 per year. It was agreed that we would go to a smaller box once we finish the annual contract on the large box we are currently using. Lori will pursue.

The HOA website and any correspondence we send out (newsletter, etc.) will be updated to reflect the new PO Box once established.

Item 2: Electrical Work – Island

- Jim Bailey gave us a quote of \$397 in parts for the electrical repair, which has been approved by the board in an interim email vote. We currently have a temporary fix in place with a extension cord. Jim and Michael are scheduled to do the work when the weather is cooler. A volunteer is also needed to help dig a trench for the wiring that goes from the back of the wall to the roadside (and ultimately under the road to the island). Rose said that Mark Mullins could help with this.

Item 3: Homeowner Donations:

- Lori reported on donations to date. Pam mentioned how important the additional money is in providing a much-needed funding resource. If we had to increase annual HOA dues, we would have to get approval from all Yellowleaf residents.

Item 4: Tax Returns

- Tax returns were mailed on September 13, the due date was September 15. Pam Kimball prepares the tax returns.

Welcome Committee Report - Cindy

Cindy reported that the number of homes for sale in Yellowleaf are down to just a handful. New residents to the neighborhood are Gerald Ramirez and spouse (292 Pin Oak). One home at 154 Hackberry Circle sold recently and we have 1 home that recently went on the market at 136 Hackberry Circle.

Welcome packages continue to be left for all newcomers when face-to-face welcomes cannot be arranged. Cute koozies are now included in welcome packages

Fall Activities

- **Fall Decorations:** Pam bought the pumpkins for the front and the mums were saved from last year. We will obtain 5 hay bales around the 1st week of October.

Just FYI, after the first freeze we put pine straw down at the front entrance, generally at the end of November/beginning of December.

- **Christmas Decorations:** Will start decorating the weekend after Thanksgiving. Pam will get garland for the entrance wall, and we should have all the lights we need (hopefully they all still work). To decorate will be a 3-day project depending on the number of volunteers. Cindy and Rose volunteered to help.
- **Mardi Gras Decorations:** We may consider for 2023 (Pam and Rose).
- **Halloween and COP:** Halloween this year is on a Monday, Pam will reach out to the COP. Pam will talk to Denny about the spotlight used in the school parking lot.
- **Pecan Fundraiser:** Last year we sold 9 cases and netted \$1200...if not for one homeowner who purchased 5 cases for business client gifts, we would have netted \$500.

All funds from the Pecan Drive go to maintaining the entrance. Pam, Cindy and Lori will pick up November 3rd or 4th (Stone Mountain Pecan Company). A table will be placed in the front for pick up on Sunday November 6th.

All favored having the pecan fundraiser again this year.

- **Park Clean-up:** The lawn guys are not doing the grass cutting near the bridge. It is part of our contract, so Pam will follow-up with the vendor.

Lori recommended we place a notice in the newsletter that we are looking for someone to head up the Park Cleanup work to see if we get any volunteers.

There are a lot of big items that need to be carted off (park tables, etc.). There are issues with some not using the park for its intended purpose (likely kids).

A contingency of us can move the big items to the road the day before bulk pick-up on Nov. 5th for disposal. Cindy will check with the Chelsea High School counselor to determine how we can give community service credit to HS kids for help with the cleanup. A waiver will need to be signed.

Miscellaneous:

- **Newsletter:** The next newsletter will go out early, before October 15th. Pam will mention the park cleanup in the newsletter and also a "thank you" to Mr. Sturdivant for the roadside landscaping.
- **Christmas Meeting:** The December meeting will be held on December 3rd.