

**Yellowleaf Homeowners Association**  
**Quarterly Directors Meeting**  
*September 7, 2024*

**Officers / Board Members Present:**

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

**Not Present:**

Rose Wade, Secretary  
Kathy Angelucci  
Shelley Bailey

***Quorum Present***

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**PRESIDENT'S COMMENTS**

Pam opened by thanking Lori for hosting the meeting.

**Board Member Update**

Lori Gaston has stepped down from the board because of conflict with her volunteer schedule at church on mornings of every 1<sup>st</sup> monthly Saturday. She remains available to assist us as needed. Discussion occurred on whether we needed to replace her with another new member; it was agreed that with our current nine, a replacement was not necessary.

**Tax Returns**

The federal and state HOA tax returns have been completed and put in the mail as of 9/4. They are due on 9/15 each year, based on the 6/30 fiscal year end. Tax was owed this year because of \$287 in interest – we paid \$56 Federal tax and \$9 Alabama state tax.

**ATT Fiber Optic Cable Installation**

Discussion ensued over occurrences resulting from the AT&T fiber optic cable installation. Members reported various problems in their own yards, which have all been addressed by AT&T and their subcontractor, Star Construction. Pam reported on her coordination with the City of Chelsea (Hagerco civil engineer, Don Slee) and AT&T Installation manager (Jock Efferson). There are 20 neighborhood installations going on in the Shelby County area, and problems we encountered appear to be normal for every installation, including cut sprinkler systems & utility lines, and most importantly, road damage from boring underneath into the subsurface. Because of our rock, road bumps are significant and will not likely subside. Pam and Don inspected the neighborhood and documented 29 road bumps. The subcontractor has marked only 12 with oranges Xs indicating where they think repairs are needed, but it is unknown whether ATT has reviewed this. Because the City owns our Yellowleaf roads, Hagerco for the City and ATT will negotiate and finalize a plan for reparations. We will be notified the week of 9/9 on what the decision will be.

**Newsletter and Website**

The Angeluccis have volunteered to help in a couple of responsibilities – Kathy will take over the newsletter and Jay will help the website. Pam to get with both on transition.

## **Halloween**

It's just 8 weeks away! Pam proposed that we do not need help this year from the COP for traffic control, as we did not have them last year and encountered no problems. This relieves us from having to secure a large construction light to illuminate the entrance, now required by the COP if they assist. The Halloween crowd and traffic is manageable because Chelsea now has a number of neighborhoods, unlike in the late 90's and early '00's, when Yellowleaf was one of a handful of subdivisions and *"the happening place to be for trick or treat"*. There are also now multiple church "trunk or treat" events in the area that have helped. The group agreed with the recommendation not to request COP assistance for this Halloween.

A neighbor inquired in early August about the possibility of holding a Halloween haunted trail in the park; after consulting with a few board members and other neighbors about the idea, the unanimous feedback then was "PASS" because of possible liability, the need for lighting if held, needed supervision and the possibility for teenage mischief. The board also agreed this was not an idea we should allow on common property.

Mandy's yard on Hackberry will again be decorated for a huge Halloween draw, as done last year. Patrick will place signs out to encourage visitors to go to the back of the neighborhood.

## **Christmas Meeting**

Discussion occurred about our Christmas meeting on December 7<sup>th</sup>. We will continue the tradition of our breakfast / brunch pot luck buffet and Dirty Santa gift exchange, in addition to the normal business meeting. Pam to send a sign up sheet for food around the 3<sup>rd</sup> week of November.

## **TREASURER'S REPORT**

### **Status Report as of August 31<sup>st</sup>**

Lori reported account balances as of 8/31/24 and results of the fiscal year end 6/30/24.

### **Collection Letters for 2024 Dues**

To date, 87 homeowners have paid their 2024 dues, with 45 remaining non-payers (update – 2 more payments were received in days following this meeting).

Collection letters will be mailed this month – most of these are traditional "hard core" non-payers.

### **Pecan Fundraiser**

We raised a net of \$800 last year from the Fall pecan fundraiser; Pam asked whether the group wanted to continue this effort, or look at other ideas. Sale of local honey was suggested; Lori to find out information and cost from a local provider.

After discussion, the group agreed to again sell pecans this Fall and possibly honey in the Spring. Will coordinate with the same vendor, Stone Mountain Pecans in Georgia, who has traditionally offered the best price and a high quality product. Timeline: begin selling in early October for late October /early November delivery. Do not anticipate a price increase.

Will also set up a table at the entrance for pre-order pick up and additional sales – it gives the HOA positive visibility and a chance to talk with our wonderful neighbors!

## WELCOME COMMITTEE REPORT

Cindy reported there have been no home sales for the quarter and none are currently for sale.

## ENTRANCE & LANDSCAPE MAINTENANCE

### General Update

**Bare Spot Near Entrance Water Meters** – this resulted from the Shelby County water leak repair earlier this summer. New dirt and grass seed have been put down with very little result; we just spread the remaining seed 2 days ago. If still no result, will consider putting down sod, assuming the timing is right. Pam asked for sod sources.

**Cut Trees** – All went smoothly and the resulting mulch from stump grinding was just moved to eliminate the mounds.

**Island Plants** – Mexican heather for the summer did not thrive as much as expected, probably from excessive heat even with consistent watering and fertilizer. Will try something new next summer. Will plant snapdragons and pansies again for late fall/winter color – did well last year.

**Entrance Lights** – the holiday lights are on every weekend and still look good, with only one small section out on one tree. Will purchase a small number for “stand-by” this fall, but hope we will not have to purchase a complete new supply as we did last year.

Discussion about replacement of the regular lights where the 3 trees were cut, with two options: solar or electrical. Solar will be less expensive, but may not get enough sun to keep the lights on long enough. At an approximate cost of \$100, the group decided to try solar; if not satisfactory, Lori said she would purchase them from the HOA and we will switch back to electrical.

**Mulch** – will put down new bark mulch on the island (this fall), and pine straw on the entrance wall flower bed and down along the side with the Elaeagnus bushes (in December after the 1<sup>st</sup> good freeze).

### Fall Decorations

Will be put out in early October. Since we invested in new fall decorations last year and the straw bales were saved, the only purchase needed will be a handful of small “real” pumpkins to supplement.

### Bridge Area

The bridge area and plants look messy from the AT&T installation and effects of hot summer weather; we need to organize a general clean-up day. Denny Hodges has already picked up trash. Railroad ties will be reinstalled by AT&T after the road repair negotiations are finalized.

## MISCELLANEOUS

Next newsletter is scheduled for October 15<sup>th</sup>. Pam did not produce the July issue for various reasons.