

YELLOWLEAF HOA

HOMEOWNER MEETING MINUTES

Saturday, September 16, 2023

In Attendance

Pam Kimball – President
Cindy Garmon, Vice President
Rose Wade, Secretary (by phone)
Lori Cheney – Treasurer
Karen Upchurch

Absent:
Heather Hyde
Shelley Bailey

Opening Comments

Pam welcomed the group and thanked Lori for hosting the meeting. Heather is working today, Shelley is out-of-town and Rose has a leg injury, but is attending by phone.

President's Report

1. **Federal and State HOA income tax returns** were filed on 9/7, due by 9/15 for the fiscal year ended 6/30/23. The HOA did not owe any taxes since there was only \$15 of taxable interest. With the recent movement of funds to Edward Jones and investment in a brokered CD, we anticipate approximately \$400 in taxable interest next year.
2. **Halloween in the neighborhood** was discussed - the crowds have been much smaller than in years past. We do not know if neighbor Patrick Hebdon was able to organize Halloween neighborhood festivities after his August Facebook post (hayride, social media invitations, signs for the back of the neighborhood, etc). There did not appear to be much response to his organizing effort - efforts are not HOA sanctioned, but homeowners are welcome to engage in the activity. We will request COP coverage again, but it may not be needed in the future. Pam will ask Chet Willis if he can set up the big bright lights at the entrance for the COP as he has done once before. Halloween crowds here may be a thing of the past, since there are now so many Chelsea neighborhoods and many churches hold "Trunk or Treat" events. Plus, this year Halloween is on a Tuesday night.
3. **The December meeting** of the board will be held on Dec 2nd at Heather's house, and discussion was held over what holiday activities members wanted to include. All agreed that brunch and the Dirty Santa swap would be included, as in years past. Pam will send a sign up sheet for brunch items in

mid-November. Items for the Dirty Santa should be kept under \$20, and can be a Christmas or a non-Christmas item.

Treasurer's Report

1. **Dues Payment Status** - Lori reported that as of today, 58% of homeowners (78) have paid their HOA dues. More payments are anticipated as the next few months unfold. There adequate funds for the entrance from combined donations and fundraising activities! If funds are needed for the bridge area, these monies could also be used there.
2. **Collection letters** will be mailed in late October to non-payers - they have already received an email with electronic invoice in late June, and a mailed paper nvoice in late August.
3. **Paypal Fees** are going up in October - Lori received the information.
4. **Edward Jones Certificate of Deposit (CD)** - our first CD (3 month) is maturing on 9/22 and will yield approximately \$105 in interest. It will be renewed for another 3 months, anticipating 1 or 2 more increases in rates by the Federal Reserve. Early next year, will review rates for possible 6 month renewal but will stay shorter than 1 year in case funds are needed for an emergency. Will also look at opening up a money market account, depending on HOA balances after fall and holiday expenses.
5. **Fall Pecan Fundraiser** - the board agreed we will again conduct the annual pecan fundraiser beginning in October. Past efforts have generated \$800 to \$1000+ in funding. Pam will inquire about pecan chunk pieces that can be sold at a cost less than the halves, allowing for a less expensive option. She hopes to keep the halves priced at \$10 per bag. Our cost will be available in mid-October, pick up occurs in late October or early November.

Welcome Committee

Cindy reported **3 houses currently for sale**: 20 Sweet Gum Lane, 157 Pin Oak Drive and 416 Pin Oak Circle.

Entrance and Landscape Maintenance

1. **Fall Entrance Decorations** - Pam proposed a fresh and different approach, using large decorative garden flags and artificial pumpkins to avoid real ones that "melt away" after a few weeks in the weather, needing replacement mid-season. She looked at costs of the realistic-looking artificial ones, but was concerned about the expense. Discussion occurred and it was the group consensus they would be a good investment, saving money in future years. Green light was given to purchase a selection. Several retail sources were mentioned and Hobby Lobby has them on sale 40% off. Pam will obtain all materials, potentially with Lori / Cindy's help if they're available. This would also eliminate the cost of live mums and the need for frequent watering. Decorations go up early October.

2. **Christmas Lights** - Approximately 1/3 of the lights on the entrance trees are out and will have to be replaced. Lights are no longer turned on during weekend nights since they look spotty with so many strings out.
3. **Kudos to Al Sturdivant, the Mills family and Michael Cheney** for keeping the bridge and entrance areas looking so well-kept and maintained. The areas would not look this good without their dedicated help!
4. **Entrance Island Flowers** - will be replaced this fall with pansies and snapdragons, which should last thru early winter - and thru early spring if we don't have hard freezes. Will need more dirt and fertilizer, too, as the plants installed in May have not flourished as hoped.
5. **Pine Straw** - will be put down at the entrance after the first freeze.
6. **Bridge Grafitti Project** - will look at tackling this project when it is cooler and the risk from encountering snakes is minimal. Perhaps after 1st freeze.

Miscellaneous

1. **Dog Problems** - discussion ensued over the continuing long-term problems with loose dogs, especially in the vicinity of Pin Oak Circle and Sweet Gum Drive near the bridge. Letters from the City of Chelsea with penalty fees sent to the owner of the dog on Pin Oak have been ineffective; a letter from the HOA would also likely be ineffective. It was suggested we need to call the Shelby County Animal Control to send someone out, but they would have to observe the offending dogs in action. By the time we call and a person is sent out, it may be hours or days later. There are no good solutions to permanently fixing the problems, but we will include a more prominent article in the newsletter.
2. **The next newsletter** is due out by October 15th. If anyone has any items to include, please let Pam know.

Next Meeting

Date: December 2 from 9:00 am – 10:30 am (longer time because of festivities)
Location: Heather Hyde's home