

Autumn Hall Community
Board of Directors Meeting – February 8, 2022

Attending: Charles Babington, Mike Brown, Greg Holder, Larry Mass, Tim Kroenke, Audrey Monteith, Mike Macchiaverna, Travis Crow

1) Meeting was called to order at 2:00 PM in the Premier Management office.

2) Mimi Kiteley (912 Midnight Channel) – Fence proposal

Mimi is asking for permission to build a fence along the developer's property line (common property under HOA maintenance). The proposed fence is to be 8' high, board over board with 6" x 6" posts, to match the current fence it will tie to. The fence is to extend from the current 8' foot fence that ends behind 908 Midnight Channel through area of Pantego Lane to the lot line area between 916 and 920 Midnight Channel. The fence would effectively be behind the Kiteley and Collins residences and also partially behind the Lepley residence. The owners (Kiteley and Collins) are paying for this fence.

Mike B. indicated the fence will be sufficient to fulfill the 20' opaque vegetative boundary rule.

Motion was made by Greg and seconded by Charles to allow the fence.
The motion was approved with caveats.

*The owner will need an as-built survey for the property line. Owner must submit final build proposal with reference to the property line before proceeding.

*Obtain necessary permit(s) and provide a copy.

*The owner will communicate with other neighbors along the alley to update them and let them know about the BOD's decision. If other neighbors are interested in fence construction, they need to communicate their intent to the BOD by March 10, 2022.

*The BOD will consider fencing on a case by case basis. Fences will still require approval.

*The Kiteley fence is not contingent upon neighbor's participation.

*BOD should communicate action to DRC.

3) Officer Elections

President – Charles Babington, Vice- President – Audrey Monteith,
Treasurer – Larry Mass, Secretary – Greg Holder

Consensus by all present to accept this slate of officers for 2022.

4) The Board meeting minutes from October 27, 2021 were approved as presented.

5) Committee Updates

a. Landscape – 2021 came in \$7,600 under budget. The budget for 2022 is \$153,300. Finishing tree trimming arrangements for 2022.

b. Infrastructure – Eric Darnell is the new chair.

Sidewalks to be power washed this Spring.

Invite Eric to present early in BOD meetings.

Eric – please provide update on fire hydrant painting. Where do we stand? Painting has been put on hold. Any painting in the Spring will be existing color of hydrants per Fire Department.

To Mike Brown – clean-up after sidewalk work. Lots of concrete debris, dirt piles, tree roots. Mike B. – clean-up to begin soon.

c. Finance – Finished 2021 with a surplus.

Discussion of 2022 Special Assessment timing. Not scheduled yet.

Audrey agreed to help coordinate possible ideas for capital-style projects and assess community interest. To work with DRC.

Reason for Finance Committee resignations was due to BOD raising 2022 monthly dues and committee had approved special assessment only.

Finance needs volunteers for committee.

6) Old Business:

a. Developer punch list – **Mike B.** to present to the developer.

Action item: Needs to provide BOD with update.

b. Traffic Calming Devices

City wants current traffic humps removed, but they don't want to study replacements until after current ones removed. Indication the city wants AH to show need for traffic calming, especially on Dungannon Blvd. Mike B. is working on.

- c. Fence Issue (out of compliance)
Multiple efforts have been made to schedule a meeting with the owner to discuss resolution. No constructive response from owner. Going forward – continue to email/communicate with owner the BOD’s interest in resolving the issue.

7) New Business: Travis

- a. Rules for Lot Owners and Residents – Exhibit C
Owner of vacant lot on Hanahan has not responded to letter to remove the hazardous tree from the lot.
Discussion of tree removal if no action taken by owner.
- b. Resident inquiries/concerns
Bird feeders on tree in common area of Old Garden. Friendly email will be sent to remind of policies.
House numbers not to standard on newer house on Old Garden.
Travis will communicate with the owner to upgrade.
Construction dumpster is coming to 5319 Old Garden site.

8) Other New Business – none

9) Next Board Meeting Date/Time

April 12th at 2:00 PM at the Premier Management office.

There being no additional new business, the meeting was adjourned at 4:20 PM.

Respectfully Submitted,

Greg Holder

Secretary