

Autumn Hall Community
Board of Directors Meeting – June 7, 2022

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

- 1) Meeting called to order at 2:00 PM in the Premier Management office.
- 2) The Board meeting minutes for April 12, 2022 were approved as presented.
- 3) Committee Updates
 - a. Infrastructure – Pool part due today, needed for pump. Having pond checked for potential silt/dredging issues. Traffic calming – trying to get a meeting with the city (Mike Brown). Alleys included with turnover. Sink hole on Old Garden being repaired.
 - b. Landscaping – Median strip refresh (\$8,726 for COA and \$5,629 for Master). Pavers to be installed around Maple Park firepit. Adding a bench in Chapel Park. Overall expenses on track with budget.
 - c. Finance – No assessment date scheduled yet. On current financials, Water/Sewer seems high – Travis will check into this item. Fines (fence), the owner has completed corrective action on the fence design.
The Board moved into an Executive Session.
- 4) Old Business
 - a. Developer Punch List – Mike Brown says he wants to resolve this by next week. Mike B. will consult with the Developer and report if specific items are agreed to. Potential agreement is noted by each numbered item. He reminded that developer has been paying into the HOA.
1-2019 Maple Park Fire Pit Conversion: Questioned as to whether this was actually non-compliant previously.
Yes, per fire department. Anything in writing? Tim to forward background.
2-2021 Mound Battery Island Irrigation and landscaping: Will reimburse AH HOA
3-2021 Landscaping island at Midnight Channel and Orton Point: No to this item

- 4-Completed Improvements (2020-2021) in Landscaping on Susquehanna Lane: No to this item
- 5-Susquehanna – Dungannon Intersection Common Area Completion: Wants copy of WBL quote. Tim to provide.
- 6-Landscape Island on Midnight Channel at Pantego Lane: Will reimburse AH HOA
- 7-Install Irrigation for Sod at Susquehanna-Striking Island Intersection: Will reimburse AH HOA
- 8-New Gas Lines at Dungannon - Old Garden Intersection: Will reimburse AH HOA
- 9-Eliminate Drainage Issues in Common Area Adjacent to Pool: Will reimburse AH HOA

Agreed to pay by check for these items.

- b. Traffic Calming Devices – Mike B. to meet with Eric when meeting with the city can be scheduled.
- c. Survey results – Although there was no overwhelming support from AH residents for any one of the six specific items queried, there was significant interest for improving common area facilities in the current pool area. There is a substructure built under part of the open area around the pool to allow for emergency vehicles like fire trucks. We are waiting for the layout showing the exact location/size of this so we understand how much space is available for use. There are also several write-in items which are being addressed through current Infrastructure or Landscaping initiatives.
- d. PMC Inspection Report/Violations by Non-Conforming Residents
BOD members have been approached by residents about lapses, including, but not limited to: Parking in common areas, excessive yard art, parking over 72 hours on public streets, keeping house exterior in good repair, receiving approvals for exterior changes. Some owners have multiple violations.
Travis is asked to send out a reminder to all residents with Exhibit C attached. Afterword, more active enforcement will begin.
These rules are designed to maintain the beauty of the community and consideration for all residents.

Informed that fence being constructed behind former Kiteley residence and continuing behind the Collins and Lepley residences. Project has not been approved and any work should stop until the requested documentation is received.

5) New Business

- a. Violations by Non-Conforming Residents (see above section)
- b. New PMC Software – CINC

More information will be available. Owners will need to create a new sign-in/password, including residents with auto-pay HOA dues. Your account number will remain the same. Details will be sent to residents at the appropriate time.

6) Other New Business

- White PVC pipe on property at end of Dungannon Blvd – why?
- Audrey offered to assist with web-site updates

7) Next Board Meeting Date/Time

August 8, 2022 (Monday) at 2:00 PM at Premier Management office.

There being no additional new business, the meeting was adjourned at 4:05 PM.

Respectfully Submitted,

Greg Holder,
Secretary