

Autumn Hall Community
Board of Directors Meeting – Oct. 27, 2021

Attending: Charles Babington, Mike Brown, Greg Holder, Liz Darnell, Tim Kroenke, Dan Ludwig, Travis Crow

- 1) Meeting was called to order at 11:00 AM via Zoom.
- 2) Main agenda is AH COA 2022 Budget.
Tim/Dan – Where are we regarding the developer punch list? Want info for annual meeting.
Travis – change in WBL fees. Adds \$2,200 to AH COA costs.

3) 2022 Budget

Pool Reserves

Dan – company only guarantees work, pool resurfacing, for five years. Some pools can stretch to 10 years. Average is seven years. Assumptions in the budget reserves are for work every 10-12 years. Costs for recent resurfacing - \$42,000. Furniture refurb - \$4,000

Tim – Are we going to have budgets for maintenance or maintenance and enhancement?

Charles – **Motion** to raise dues by \$25 per quarter and have \$100 special annual assessment. Second by Greg.

After discussion, motion amended by Charles to raise dues to \$185 per month (currently - \$175) and \$100 special annual assessment. Second by Greg.

Motion passed. Additional revenues will be placed in Capital Reserves to allow for future enhancement projects.

Master HOA Landscape projects - \$11K for Eastwood entrance
\$10K for tree trimming
\$4.4K for Orton Pt. devil strips

4) 2022 Annual Meeting

Meeting to be held in Arbor Park on Saturday Nov. 20th at 10:00 AM.
Travis will reserve a tent and chairs.

5) Developer Punch List – Mike

Had a meeting last week with the city. Work has been done in Phase 4 to deal with wash out into the alley. This is the part of the city turnover punch list. Some concrete work may start next week.

Review of AH Areas of Common Responsibility Punch List:

Items 1-3 are reimbursement to AH COA.

1-Maple pit firepit not working. Add to handyman checking with other gas functions. Firepit cost - \$10,500

2-Mound Battery irrigation/landscaping – cost -\$4,500

3-Landscape island on Midnight Channel – cost - \$1,500

Mike will get back to us

4-Work on Susquehanna Lane, Mentone, Dungannon. Cost - \$13,350

5-Susq. Lane common area next to last Dungannon house. Not currently irrigated.

6-All parks maintained. No current issues.

7-Creek Club (Kayak launch). Mike said the back side of the lake is coming into focus over the next 12-36 months.

8-12-13 – Pertain to the city punch list

9-Gas lanterns not connected on columns at Old Garden by traffic circle.

Mike will get gas company to work on.

10-AH speed humps, costs not in 2022 budget. Need discussions with city/engineers. Goal is to keep traffic at/below 25mph.

11-Drainage issues in grass area by pool. Mike will look into.

Mike will review the punch list with the developer and provide feedback to the Board on each punch list item. This response should be provided at least one week prior to the annual AH HOA meeting.

Sidewalk issue by pool. Mike – Houses were delivered with pebble sidewalks. If run-off is causing drainage issues, owe it to homeowners to resolve. If homeowners want a concrete sidewalk, they should pay for it.

Reference to HOA meeting July 20, 2020 – Motion allows for HO to pay for concrete sidewalk as long as they resolve drainage issues.

Tim will ask WBL for a response time to commit them to regrading the path after heavy rains.

Leaning fence sections in Phase 4 – Mike will look into it.

6) Travis actions

Will send revised budgets

Reserve tent and chairs for annual meeting

Send powerpoint presentation from 2021 budget

Email homeowners along pebble path with update

7) Adjourn

There being no further business, the meeting was adjourned at 12:45 PM.

Respectfully Submitted,

Greg Holder
Secretary