

Autumn Hall Community
Board of Directors Meeting – Sept. 15, 2021

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

- 1) Meeting was called to order at 2:00 PM in Arbor Park.
Recognized Liz Darnell as a new member to fill the term of Mary Beth Burns (through 2021).
- 2) The Board minutes from June 8, 2021 were approved as presented.
- 3) Committee Updates
 - a. Landscape – Spending YTD is basically flat v. forecast.
New trees planted along Susquehanna, more spent for dead tree removal than budgeted, maple tree planted in Maple Park.
Request by residents for landscaping on Englehard Place – Skipper Lane to prevent parking, use by vehicles. Tim will contact residents in that area to discuss proposal.
Long term issues with live oaks and sidewalks. Not enough space to accommodate the trees as they mature. On-going discussions with city of Wilmington.
Black fence in Phase 4 – Fence is leaning significantly in areas and has overgrown areas on the “outside” of AH. How to deal with.
 - b. Infrastructure/Pool – Motion sensors installed in pool bathrooms to save electricity, Chapel Park projects completed, discussions with city and traffic engineer regarding traffic calming measures.

- c. Finance – If no hurricane/storm, will have greater reserves. Affects potential assessment. Challenge dealing with Master association.
- d. Social – Goal is have an activity each month, live music requested most often. For Halloween, dividing AH into 5 zones and encouraging each zone to present activities. Request for a glass-enclosed bulletin board at pool to highlight Social committee events.

4) Old Business

- a. Developer punch list.
The official list needs to be sent to the developer (Mike) and feedback on the list needs to be provided.
- b. Fence update (non-compliant)
Fines continue; will eventually lead to lien on property

5) New Business

- a. Gravel path (sidewalk) by pool washes out during heavy rains. Complaints from residents with homes facing the path. It was acknowledged rain drainage from individual residences is contributing to the issue.
Discussion about options. Tim will contact Wrightsville Beach Landscaping to provide guidance/quote for drainage issues.
- b. Fountain proposals for pond
Ponds are property of developer, probably won't help with costs. Is this a priority?
- c. Committee Budget proposals for 2022
-Landscaping – same as 2021 (\$160,900)

WBL contract quote just below 2021 budget

-Infrastructure/Pool

Increase to \$ 34,140 (2021 at \$ 19,950)

-Social

\$3,000. Live bands and smaller events

6) Other New Business

a. Budget ratification

Waiting for developer input before able to finalize budget.
Finance committee meeting on Oct. 8th.

b. Board positions expiring

Three open positions available, each for 2-year terms.
Developer appointees make up the balance of the BOD.

c. Annual HOA meeting

November 16th at 6:00 PM. Keep as a Zoom meeting.
Will provide a call for Board candidates and present a 2022 budget.

7) Next Board Meeting Date/Time

TBD after 2022 proposed budget is finalized. Probably on Zoom.

8) Adjourn

There being no additional new business, the meeting was adjourned at 4:10 PM.

Respectfully Submitted,

Greg Holder

Secretary