

**AUTUMN HALL RESIDENTIAL HOMEOWNERS ASSOCIATION ANNUAL
MEETING November 29, 2018**

ATTENDEES: Cape Fear Commercial – Mike Brown

Premier Management – Travis Crow, Rob Dunham

AH Residents – 90 property owners

Developer (Mike Brown) Review

1. A total of 160 lot sales have been recorded to date. A total of 173 lots encompassing Phases I-IV is the Developer's objective.
2. Paving of streets and alleyways in Phase III is planned for week of 17-21 December 2018. Sidewalk panels damaged by Hurricane Florence have been repaired at Developer's expense.

Travis Crow Budget Review

1. The 2019 budget was ratified. The formula for computing contributions to the Master Association from AH HOA, Headwaters, Carolina Bay, Dungannon Village, NHRMC and Commercial businesses are contained in the master documents based on Equivalent Resident Unit (density of home dwellers in the various living units). The landscaping contract plus landscape supplies with Wrightsville Beach Landscaping (WBL) is the highest expense at \$103.8K forecasted in 2019. Attendees were in agreement that the landscape contract should be re-competed at the earliest opportunity for possible savings. The HOA budget will be re-evaluated on an annual basis.
2. A quarterly dues increase of \$50 per month in 2019 was approved since the requirement for 75% of the residents or 130 lot owners to disapprove this motion was not reached. The Special Assessment of \$1000 per property owner to fund fencing around the perimeter of Autumn Hall was defeated. Residents expressed a desire for more representation on the HOA and Master Board of Directors.
3. Previous year budget reserves were inadequate and underfunded since its purpose is to replace or recapitalize aged or recurring pool structure maintenance, landscaping damage, tree pruning and unforecasted expenses like recent hurricane costs (in excess of \$40K). Pool expenses for 2019 will include daily pool cleaning, chemicals, maintenance and replacement of worn out pool furniture. Common park property funded by the residential HOA budget includes Chapel Park, Edisto Gardens, and Shannon Gardens, Maple Park, Long Leaf swimming pool complex and Azalea Park. Developer pays for maintenance of Arbor Park, Shell Bridge Park and common areas of major roads leading to Eastwood Rd, Clear Run

Rd and Cardinal Rd.

4. Maintenance areas that will be addressed in 2019 include feasibility of replacing several sidewalk trees in common areas destroyed/damaged by Hurricane Florence on a case-by-case basis.
5. Landscaping of Shell Bridge pond banks, removal of weeds and reseeding will continue in 2019. An arborist has been retained by WBL to continue evaluating the health of trees and need for pruning in 2019. Hydro seed planting occurred in late summer of 2018 with mixed results.
6. Goose Masters' contract has been terminated. Efficacy of green laser pointers by residents was extremely effective in eliminating the need for contractor services.

Ron Lafond

Autumn Hall Residential Coordinator