

Autumn Hall HOA Board Meeting – 9 October, 2018

Meeting was called to order at 2 PM.

Attendees: Mike Brown (CFC), Travis Crow (PMC), Brian Eckel (CFC), Ron Lafond and Ken Nesbihal (home owners).

1. Board approved minutes from the 1 August, 2018 Board meeting.
2. Board revised changes to Exhibit C rules to Autumn Hall Covenants as follows; Signs – per legal advice - builders, realtors and home/lot owners are authorized to post *for sale* signs. However, Board recommends they be standardized in size and content. Design Review Committee established size standards.
3. Hurricane Florence damage assessment: (a) Replace \$4000 pump at Shell Bridge pond used to irrigate common areas; (b) Fill in sink holes at Edisto Park and on Old Garden Rd; (c) Cut and remove over 40 trees and roots; (d) Repair sidewalk panels uplifted by tree roots; (e) Repair Chapel Park fence; and (f) repair damaged street/alleyway signs.
4. PMC representative (Travis Crow) provided a 2019 budget review of both Autumn Hall HOA and Master budgets (includes AH resident, commercial, Headwaters, Carolina Bay and Dungannon Village contributions).
5. Insurance deductibles and HOA obligations were discussed. Insurance policy covers only structures, fences, and monuments damaged by wind or tree debris. Board is recommending an increase to the monthly dues to account for the historical underfunding of reserves and to fund cleanup and damages to HOA common and open areas from Hurricane Florence. Although the total amount is still being determined, the Board was advised it could be as much as \$50K. Increase in monthly HOA dues in 2019 Budget will be discussed at annual meeting and would be effective with January 2019 payment.
6. Received updated quote of \$2500 from Wrightsville Beach Landscaping to clear vines and dead vegetation on berm adjoin Endeavour alleyway. Funding to compete with other high priority needs.
7. Board made decision to cancel the Goose Masters contract to minimize geese in Shell Bridge Pond based on effectiveness of using laser pointers to evict geese by residents.
8. Reseeding of banks of Shell Bridge Pond will continue but has been delayed due to Hurricane Florence priorities.
9. Cleaning of sidewalk surfaces will continue until all sidewalks are finished.

10. Piedmont Natural Gas will be requested again to extend natural gas lines to two swimming pool gas grills prior to 2019 swim season.

11. New Business:

- A. Residents living on streets bordering Maple Park are requesting relook at open fire pit design with the objective of replacement with a better utilized fireplace. Also requesting several white benches and chairs similar to Arbor and Azalea Parks. A study group is being organized to address this request.
- B. Funding to fence entire perimeter of Autumn Hall will be discussed at annual meeting. Initial estimate was \$171K or \$1000 per lot. To be discussed at annual meeting.
- C. \$500 for the Halloween social at Arbor Park has been approved.
- D. Emptying of pet waste stations will resume after Hurricane Florence. No new stations approved. .
- E. Annual meeting is scheduled for Thursday, 29 Nov 18, 6:00 PM at the Northeast Library. PMC will send out notice.

There being no other business the meeting was adjourned at 3:20 PM. Next bi-monthly meeting is scheduled for Wednesday, 9 January 2019 at 2:00 PM at Cape Fear Commercial.

Respectfully Submitted,  
Ron Lafond