

## Autumn Hall HOA Board Meeting – 12 June, 2019

Meeting was called to order at 2:00 PM.

Attendees: Mike Brown (CFC), Brian Eckel (CFC), Travis Crow (PMC), Ron Lafond and Charles Babington (residents).

1. Board approved minutes from the 10 April, 2019 Board meeting.
2. Wendy Miezin, Assistant Chair of the Landscape Advisory Committee, briefed the Board on five landscape initiatives resulting in the following decisions by the Board: (1) Taking a hybrid approach to streetscape landscaping whereby home owners (with their own funding in 2019) can make changes to sidewalk landscaping with HOA funding beginning in 2020 in coordination with WBL; (2) Supporting the staggered tree trimming program recommendation for forwarding to Finance Committee for evaluation (would require \$20K per year for next 3 years); (3) Approved tree removal in front of 609 Dungannon Blvd; (4) Approved replacement of dead grass with pine straw on north side of pool; (5) Selected the Backyard Specialist option of \$6300 to replace and convert the open fire pit in Maple Park to natural gas. Finance Committee to consider funding of this initiative in concert with other priorities in the 2020 budget with a possible special assessment.
3. Board approved amendment to the Autumn Hall Charter to reduce the percentage of the Homeowner vote pertaining to ratification of a budget proposed by the Board to a simple majority as is required by state law, NCGS §47F-3-103(c). Board decided not to institute term limits for Board Members. The amendment to the Declaration of Covenants (DOC) will be submitted for recording with the New Hanover County Register of Deeds after executed by Founder.
4. Board approved Larry Mass to the Board. Residents now have four members on the Board with one vacancy in addition to Mike Brown and Brian Eckel.
5. Peter Newman represented the Finance Advisory Committee and discussed funding priorities for remainder of 2019 and 2020. This committee will work closely with the Landscape Advisory Committee on landscaping priorities.
6. Board discussed that the special assessment limitation of no more than \$100 per lot outlined in the DOC Chapter 12, Section 12.3, could be invoked without approval of HOA Membership in order to fund unexpected expenses (e. g. hurricane disaster cleanup) in lieu of monthly HOA dues increase. Any amount above \$100 would require a majority vote of the home owners, or an amendment of the declarations allowing the increased amount. This option will not be exercised until any special assessment is necessary.

7. New Business:

- A. Board approved 4 members to the Infrastructure and Swimming Pool Committee as follows: Ray Meizin (Chair), Gerry Burns, Larry Dunning and Chad Biggerstaff. This committee will address issues associated with the pool, park structures, sidewalks, streets, alleys, fences, signs, gas lanterns and speed bumps, etc.
- B. Contractor estimate to connect Piedmont Natural Gas line to pool grill was \$2000. Board disapproved this initiative and believes using current propane gas tank replacements vice gas line is the more economical option.
- C. Board approved additional sign in pool club house foyer that states the following: (A) Do not leave personal items in shower room or they will be discarded; (B) Clean up grill after each use; (C) Close and tie off umbrellas before leaving pool to avoid damage; and (D) Ensure all gates are closed and locked to avoid New Hanover County violation.
- D. Board disapproved installation of “do not feed the geese” signs at Shell Bridge Pond. Merchants at Dungannon Village will be asked to relocate “bread board” signs in the interest of traffic safety.
- E. Conversion of gravel walk way to concrete in front of four homes on Meherrin Lane was not approved by the Board unless funding comes from the five home owners facing the pool.
- F. As a result of the Landscape Advisory Committee investigative work with the City of Wilmington, transfer of responsibility of streets and sidewalks was discussed at the 1 June 2019 “town hall” meeting. Brian Eckel will meet with John Tunstall (Norris and Tunstall Engineers) on 2 July 2019 to determine action plan to replace current speed bumps with rolling bumps/traffic calming design features, and/or brick “tables.”

There being no other business the meeting was adjourned at 3:30 PM. Next bi-monthly meeting is scheduled for Wednesday, 14 August 2019 at 2:00 PM at Cape Fear Commercial.

Respectfully Submitted,  
Ron Lafond