

Autumn Hall HOA Board Meeting – 14 August, 2019

Meeting was called to order at 2:30 PM.

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

1. Board approved minutes from the 12 June, 2019 Board meeting with no revisions.
2. Bob Dawson, head of the Landscape Advisory Committee, briefed the Board on landscaping priorities resulting in the following approvals: (1) Master Association to replace two leaning trees (Chinese Elm) on Dungannon at Edisto with two Crepe Myrtles; (2) Removal of dying trees located on islands on Midnight Channel and Mound Battery; (3) Vendor to be selected to begin streetscape tree pruning project as part of a 3-year effort to lift and thin the tree canopy to mitigate future hurricane damage and allow for more sun to grow our streetscape grass. A total of 288 trees are in the AH streetscape. Board supports HOA funding beginning in 2020 (would require \$20K per year for next 3 years). Initial funding in 2019 would come from Master Association eliminating their fall pine straw application and applying the funding to the tree pruning project. Board approved recommendation allowing homeowners to self-fund tree pruning in front of their homes in accordance with the City of Wilmington tree pruning guidelines provided homeowner obtains approval from the Design Review Committee. Streetscape grass in front of a maximum of 13 homes on Old Garden Rd and Edisto Drive would be given priority for conversion to ground cover. Clean up of Susquehanna alley way from Pantego Lane to Dungannon Blvd would be deferred to 2020.
3. Preliminary 2020 budget was discussed. Finance Advisory Committee continues to review funding priorities for the 2020 budget. This committee will work closely with the Landscape Advisory Committee on landscaping priorities including review of WBL landscaping contract.
4. Board was in agreement that Reserves must continue to be built up with top priorities being the pruning of healthy trees and removal of dead trees followed by pool infrastructure financing.
5. Transfer of responsibility of streets and sidewalks from the Developer to the City of Wilmington was discussed at a 16 July 2019 “ad hoc” meeting. Several Board members met with John Tunstall and Josh Mihaly (Autumn Hall landscape architect) to determine action plan to replace current speed bumps with rolling bumps/traffic calming design features, and/or brick “tables.” Recommendations from Tunstall and Mihaly will be forthcoming and will set the stage for details to be included in transfer plan.

6. New Business:

- A. Board is soliciting 4 volunteers to serve two year terms on the Board beginning in 2020. Nesbital and Lafond are finishing their 2 year terms and are up for reelection and there are two vacancies as the Founder transitions management to resident control. Mass and Babington terms expire at the end of 2020. Two additional residents would give residents 6 out of 7 members with Mike Brown being the lone Developer representative. Vote by residents on candidates would occur at annual meeting. Suggestion was made that the Founder appoint someone now to a one year term to coincide with Mass and Babington terms.
- B. An Autumn Hall town hall meeting is scheduled for Saturday, 7 Sept 19 at 5:00 PM at Arbor Park to discuss pertinent 2020 budget issues with the residents.
- C. Next bi-monthly meeting is scheduled for Wednesday, 9 October 2019 at 2:00 PM at Cape Fear Commercial. The annual meeting is tentatively scheduled for 13 November 19. Time and place TBD.

There being no other business the meeting was adjourned at 4:00 PM.
Respectfully Submitted,

Ron Lafond