

Autumn Hall HOA Board Meeting – 13 March, 2018

Meeting was called to order at 2:00 PM.

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

1. Board approved minutes from the 16 January 2018 Board meeting.
2. After hearing an appeal of a prior decision made at the 16 January 2018 Board meeting, presented by home owners of lots 24 and 26, the Board gave the issue of perimeter fences consideration and had a lengthy discussion about the topic. It was suggested that a cost estimate for constructing fencing along various perimeter HOA open spaces be obtained and brought back to the Board at the next meeting. The Board was of the opinion that this project and its costs should be considered in the context of other projects and costs. Brian Eckel suggested that Premier Management obtain a fence quote for the perimeter of the entire neighborhood. The Board discussed the possibility of compiling a master project list with associated costs and submitting it to the entire membership for consideration, so that each resident could weigh in on their preferences within the context of a more informed decision making process. The Board will discuss this suggestion at a future meeting and decide on the direction they wish to take.
3. Travis Crow reported on the walk around of 9 Feb, 2018 specifically the condition of sidewalks adversely impacted by tree roots and placement of 6 new trees by Wrightsville Beach Landscape (WBL). Evaluation of sidewalks focused on best candidates for repair. Thomson & Corder to provide estimate for repairing uprooted sidewalks.
4. The following specific issues were discussed and decisions rendered:
 - A. Mike Brown updated the Board on his research of Officers & Directors Insurance options. He relayed that Board members might wish to check with their homeowner's policy carrier to see if those policies provided coverage for unpaid Board positions. That possibility aside, Mr. Brown reported that Jennifer Hawfield with BB&T Woodbury had quoted a policy for Directors' and Officers' insurance (which would exclude the developer from coverage if he/she served on the board). A \$1,000,000 insurance limit would carry a \$750 premium. The Board by unanimous consent agreed to secure this policy. Mike Bown will put Jennifer Hawfield and Travis Crow in touch so that the policy can be bound.
 - B. Wooden ship in Chapel Park restoration work was completed by Precision Property Maintenance.

- C. Travis Crow will make another request to Piedmont Natural Gas to provide gas connections to two lanterns in Maple Park and a natural gas pipeline extension to two gas grills in cabana areas adjoining swimming pool.
- D. Recommendation to move Children at Play sign on Dungannon Blvd was disapproved.
- E. A list of landscape improvements was presented for consideration. The Board requested more time to review. It will be discussed at the next meeting.
- F. Board approved proposal by Oglesby Construction to stripe crosswalk markings on the bicycle path at Dungannon Blvd. and Eastwood Rd to enhance safety.
- G. Board approved two free Finger Operated Buttons (FOBs) per family for pool entry. Lost FOBs requiring replacement will be \$25.
- H. The Exhibit C Initial Rules (attached) from Autumn Hall Residential Charter dated 21 May 2008 were discussed. It was decided that given the passage of time, an update is warranted. The Board directed Travis Crow to send the rules out to the membership and request comments, additions, deletions, etc.; all for further consideration by the board at a future meeting. HOA membership will be highly encouraged to provide comments.

There being no other business meeting was adjourned at 3:00 PM. Next meeting scheduled for Tuesday, 15 May 2018 at 2:00 PM at Cape Fear Commercial.

Respectfully Submitted,
Ron Lafond