

Autumn Hall HOA Board Meeting – 16 October, 2019

Meeting was called to order at 2:00 PM.

Attendees: Brian Eckel (CFC), Mike Brown (CFC), Travis Crow (PMC), Ron Lafond, Ken Nesbihal, Larry Mass and Charles Babington (residents). Guest attendee – Dan Ludwig

1. Board approved minutes from the 14 August, 2019 Board meeting with no revisions.
2. Tree Work – Fitness Tree will be contracted to remove dying trees located on both Master and COA properties. In some cases permits from the City of Wilmington will be required. Vendor will be delegated authority to make decision whether permit is required.
3. Wrightsville Beach Landscaping contract – The Landscape Committee was asking for the 2020 WBL contract for billable items to be designated "Not to Exceed". (WBL proposed to give us a range of dollar amounts for each billable item) This would require WBL to manage the services they provide so as not to exceed a certain value. The "not to exceed" value is all we agree to pay in 2020. This would prevent reserves being used to pay for overages.
4. Proposed 2020 budget was discussed and approved by the Board. Finance Advisory Committee to continue reviewing funding priorities for the 2020 budget.
5. An Emergency Fund goal of \$50,000 was approved. Fifteen thousand dollars has been earmarked in the 2020 Budget for the Fund. The Board is currently authorized to assess a homeowner a maximum of \$100 annually. At the Annual Meeting the Board will be requesting the Membership's approval to raise the assessment authority to \$300 for emergencies.
6. Mike Brown to contact John Tunstall and Josh Mihaly (Autumn Hall landscape architect) to query them on their recommendations to replace current speed bumps with rolling bumps/traffic calming design features, and/or brick "tables." These details will be included in transfer plan (Developer to City transfer).
7. New Business:
 - A. Board encourages all members to submit their interest in serving on the Board. New Board Members will be voted upon at the annual meeting. Residents will now have 6 seats on the Board (3 elected and 3 appointed). Two new resident candidates have been identified and will have to be approved by the general membership at the annual meeting. Mike Brown becomes the lone Developer representative since Brian Eckel has submitted his resignation from the Board.

- B. Committee Term Limits - Board has authorized the Chairs of each Advisory Committee to select their committees on an annual basis. The Chairs will be appointed by the Board annually beginning in January 2020.
- C. Short Term Rentals - Board discussed potential time sharing and rental of Autumn Hall homes. Autumn Hall Charter and covenants prohibits short term rentals of less than 6 months. Autumn Hall Charter requires any leasing/rental be of the whole property, and not simply rooms of a property
- D. Pool Company Review – PMC will be soliciting proposals for a new swimming pool management company that will take over the current duties of the current incumbent next April 2020.
- E. Orange Plank Lane alley pot holes – Developer will contract with Hyland Paving to fill in and asphalt over the 3 pot holes behind lot 146.
- F. Next bi-monthly meeting is scheduled for one weekday in January 2020 at 2:00 PM at Cape Fear Commercial. The annual meeting is scheduled for 13 November 19 at 6:00 PM at St. Mark’s Catholic Church meeting hall. Notice will be sent to all property owners and will include the 2020 budget, nomination form and proxy.

There being no other business the meeting was adjourned at 4:15 PM.
Respectfully Submitted,

Ron Lafond