

**AUTUMN HALL RESIDENTIAL HOMEOWNERS ASSOCIATION ANNUAL  
MEETING November 13, 2019**

**ATTENDEES:** Cape Fear Commercial – Mike Brown

Premier Management – Travis Crow plus two assistants

AH Residents – 83 property owners.

**LOCATION:** St. Mark's Parish Hall (Eastwood Road)

**Developer (Mike Brown) Review**

1. A total of 163 lot sales have been recorded to date. A total of 173 lots encompassing Phases I-IV is the Developer's objective. Mr. Brown briefed the membership on the Master Association 2020 budget.
2. Plans for turning over Autumn Hall streets, sidewalks and alleyways to the City of Wilmington are being prepared by the Developer. Estimated date for turnover is expected to occur by late 2020.

**Board/Committee Chair Briefings**

1. The 2020 budget was ratified. The landscaping contract plus landscape supplies with Wrightsville Beach Landscaping (WBL) is the highest expense 148K forecasted in 2020. The HOA budget will be re-evaluated on a continuing basis.
2. Annual dues of \$150 per month in 2020 remain unchanged. 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. The motion to raise the assessment authority to \$300 per year for emergencies from \$100 did not have enough members present (70%) to vote on it and will be reconsidered via a future mail vote.
3. Previous year budget reserves were inadequate and underfunded since its purpose is to replace or recapitalize aged or recurring pool structure maintenance, landscaping damage, tree pruning and unforecasted expenses like recent hurricane costs (in excess of \$57K). Pool expenses for 2020 will include daily pool cleaning, chemicals, maintenance and replacement of worn out pool furniture. A new pool maintenance contractor will be selected from three competing bids to be evaluated by the Infrastructure and Pool Committee in the spring of 2020.
4. Residents will now have 6 seats on the Board (3 elected and 3 appointed). The general membership elected Mary Beth Burns, Ron Lafond and Dan Ludwig for two year terms beginning on 1 Jan 2020. They will join

incumbents Ken Nesbihal, Charles Babington and Larry Mass. Mike Brown remains the lone representative from the Developer.

5. Each of the Committee Chair leads briefed the attendees on their specific programs and answered several questions from the membership.
6. At the end of the session, several questions were raised that were tabled to the next Board meeting scheduled for January 2020.

Ron Lafond

Autumn Hall Residential Coordinator