

Autumn Hall Community
Board of Directors Meeting – May 20, 2020

Attendees: Mary Beth Burns, Charles Babington, Mike Brown, Travis Crow, Larry Mass, Dan Ludwig

1. Meeting was called to order (with distance) at 1PM.
2. Minutes of the 1/24/2020 meeting were approved.
3. Committee Updates:
 - a. Landscape Committee: Tim reported that 18 trees had been installed along Susquehanna alleyway to provide a natural barrier from homes outside AH. The fire pit in Maple Park is 90% installed, awaiting the fire stones and protocols for usage. He presented a plan to improve the streetscape grass/groundcover on Old Garden and Edisto, with an expected expenditure this year of \$4000. This will involve planting either Bermuda or Empire Zoysia (depending on sun exposure) or in some cases Jasmine groundcover, with guidance from the WB landscaper. A motion was passed to allow Tim to proceed with this year's work on the project. Total landscape budget lines expect to fall within \$3000 of the annual budget.
 - b. Infrastructure/Pool Committee: Dan presented updates on several projects. Regarding the turnover of AH streets, we expect the city to provide their review of required work within the next 3 weeks. We also hope to get approval to install speed humps where necessary for speed control. The board desires to have them appear similar to our paver crosswalks but with appropriate elevation to keep speeds at 25mph. A motion was passed to authorize Dan to coordinate this effort with the city and developer. The bocce court is being scraped of moss to put it back in shape for the summer season. Heaved sidewalks of over 1 inch will be sprayed yellow to caution walkers of a trip hazard, and once we get the city's input on codes, we will take action to remedy these hazards. We hired a new pool company that is doing a good job. Budgets are in line.
 - c. Finance Committee: The budget YTD was reviewed and is in order. A major expense for next year will be resurfacing the pool, so the board will consider how to fund that project, likely with assessments.
4. Old Business:
 - a. Real Estate signs were discussed – only 1 per lot is authorized
 - b. A plaque to honor Ron Lafond has been ordered, funded by resident donations.
5. New Business:

- a. The board will decide after guidance from the city how to properly sign or mark a short portion of Old Garden Rd near the Arbor Park gate as no parking on the park side.
- b. Parking on AH streets was discussed. A motion was passed to have amend the documents on this subject to provide more clarity and reasonable expectations for on-the-street parking.
- c. A resident fence hearing was discussed after a compromise was offered to remediate a design flaw. The owner has not responded nor complied, so follow-up will occur following our procedures.
- d. Pool opening under Covid-19: We await guidance from the state on opening the pool, which may even occur this weekend. Once received, we will develop a plan in accordance with NC Executive Orders and will rely on residents to abide by Covid-19 protocols we put in place.
- e. Events in Arbor Park: We have a form that has been used successfully to contract for special events (wedding, charity run, etc.). Recently some requests are being made for somewhat regular meetings to be held there, such as a church group, club, or team. The board decided that Arbor Park, as part of the Master Association, should be left available for all resident use, other than when contracted for a special event. The contract form will be revised by the COA to clarify this for all residents.

6. Other New Business:

- a. The board needs to appoint 2 new members to replace vacancies, so inquiries will be made to do so.

There being no other new business, the date for the next meeting was set for 2PM on July 20th, and the meeting was adjourned at 3PM.

Respectfully submitted,

Dan Ludwig
Secretary
Infrastructure/Pool Chair