

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

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

1. Meeting was called to order (with distance) at 2PM. New members Tim Kroenke and Greg Holder, replacing Ron Lafond and Ken Nesbihal, were welcomed to the board. They will continue the terms of their predecessors until the annual meeting, where a vote will be held.
2. Minutes of the 5/20/2020 meeting were approved.
3. Committee Updates:
 - a. Landscape Committee: Tim reported that work will begin this week on the turf and groundcover project on the devil strips on Old Garden and Edisto. The Maple Park firepit is functional and has been turned over to Infrastructure/Pool committee. Instructions on using the pit have been drafted and will be sent to all residents. Budget forecast is in line.
 - b. Infrastructure/Pool Committee: Dan presented updates on several projects. The pool has been open under Covid-19 protocols since Memorial Day weekend. Bathroom dispensers have been replaced, daily spraying of disinfectant by 7 residents (one day each per week) is happening. The bocce court has been put back in decent order. The swing was repaired in Chapel Park but the ship remains off limits due to poor conditions. No update has been received regarding the street/alley/sidewalk turnover from developer to the city to date. A call was made last week to the city engineers.
 - c. Finance Committee: The budget YTD was reviewed and is in order. Larry said a detailed analysis of 2020 expenditures and needs for 2021 will be made prior to the next meeting.
4. Old Business:
 - a. Update on fence hearing: No activity to date. A second letter will be sent.
 - b. Resident Parking: Charles presented a draft of reasonable parking rules to clear up some issues and confusion. The final document will be posted to the site.
5. New Business:
 - a. Community wide standards for common areas and the roles of the charter/homeowners were discussed. A motion was passed for Time to develop procedures.
 - b. A motion was passed to remove Chapel Park from the rental agreement we have for events at Arbor Park. Travis will adjust the format of the rental agreement, which will be required for any one-time event of group of 25+.
6. Resident Concerns/Complaints:

- a. Sidewalk request from residents across from the pool: After discussion, motion was passed to bring a proposal to the concerned residents to pay for the sidewalk and resolution of any resulting drainage issues that may occur. Also, it was decided that the COA will have the sidewalk repaired where AT&T installed their fiber hub on Orton Point.
 - b. Sidewalk hazard/liability on Old Garden Rd: Mike will take this to the developer to handle, and we wait for city guidance on standards.
 - c. Sidewalk power washing: Larry to see if we can budget this for 2020.
 - d. Pool landscaping damage: 17 boxwoods are damaged, dead, or stump trip hazards. Tim and landscape committee to investigate and make a plan.
 - e. Pool adherence to rules, general and Covid-19: The main issues now continue to be use of pool toys, leaving personal items, and propping the gate open. We must all comply to avoid risk of the pool being closed.
 - f. Phase 4 maintenance: Mike will send the original plans for parks (vegetation and amenities) to Tim for review to see if this work was properly completed.
7. 2021 Budget projections:
- a. Pool resurfacing: 1 new quote has been received, and we will solicit 2 more prior to deciding who to contract with. We also want to replace pool furniture after resurfacing.
 - b. Speed humps/ traffic calming: the city will have to approve of the style of speed humps we will have in the future and this needs to be budgeted. Dan to get information from some residents who had ideas on traffic calming from Travis.
 - c. Landscape CWS projects: Tim provided a long list of projects to be considered in the budget.
 - d. Chapel Park equipment: the board approved the expenditure of approximately \$200 this year on materials to replace bad lumber and return the park to decent condition. Work to be done by the Infrastructure/Pool committee and other volunteers. We can look at other improvements for next year.
 - e. Arbor Park fireplace: the fireplace requires some repair to the firewall and a good power washing. We agreed to consider procuring proper split hardwoods and stop the practice of burning boxes, project waste, and pallets, which have caused the damage to the firewall. As the park is on the master agreement, the costs of these repairs under the master to be investigated. Also, the board approved immediate expenditure of around \$100 to put a 60-minute timer in for the café lights and run conduit to the outlet box to improve safety of the lights as well as solve lights being left on at night. Work to be done by the infrastructure/pool committee.

Next meeting was set for 2PM on September 21st, adjournment at 3:45PM.

Respectfully submitted by Dan Ludwig, Secretary and Infrastructure/Pool Chair