

Autumn Hall Community
Board of Directors Meeting – September 24, 2020

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

1. Meeting was called to order in Arbor Park at 2PM.
2. Minutes of the 7/20/2020 meeting were approved.
3. Committee Reports:
 - a. Landscape Committee: The planned plantings on devils' strips in AH Phase 1 for 2020 have been completed. Project to continue next year. Irrigation costs were higher due to repairs of surge protectors. An arborist made recommendations on AH trees that have issues or are causing damage for consideration in future budgets.
 - b. Infrastructure/Pool: City still has not provided a punch list for getting sidewalks, roads, and traffic calming up to standard for turnover from the developer to the city. This delays some projects we want to complete, but we will move ahead soon on the heaved sidewalks if a punchlist is not received in the near future. A timer was put on the café lights in Arbor Park and power cable buried. Other projects to be done: repairs at Chapel Park playground, fire pit in Maple Park is currently under repair, Arbor Park fireplace to be repaired and new burning standards put in place. Pool sanitation continues with gracious help of neighbors.
 - c. Finance: YTD budget previously issued to the board, and scenarios for a 2021 budget were distributed, discussion held in new business.
4. Old Business:
 - a. Final Board Ruling on Fence Hearing: motion passed to proceed with Notice of Violation enforcement.
 - b. Revisions of Exhibit C rules: Proposed revisions to clarify and amend the text of these rules for our community were discussed and finalized. The motion to accept was passed.
5. New Business:
 - a. Proposed 2021 Budget: Major expenses were discussed, such as tree care, irrigation, resurfacing the pool, and new pool furniture. Three scenarios for a budget were presented with these in mind as well as building needed reserves. Two motions were passed and

will be presented for acceptance at the virtual annual meeting. Notices on these decisions will be sent to all owners prior to the annual meeting.

- b. Resident request form & Policy for Common Areas changes: Due to occasional resident requests to plant or enhance a common area adjacent to their property, Tim presented a process for deciding on these requests as well as a form for resident use. The motion to adopt these procedures was passed.
- c. Process and Date for AH Annual Meeting: The meeting will be held at 6PM on November 12th via Zoom. Agenda and other documents will be sent in advance, as well as nomination ballots for board member elections. Also, a question and answer form will be sent in advance so questions can be mailed in to the board in advance and responded to during the meeting.
- d. Pool closing will occur on 18 October after a dog swim at 4PM.

6. Resident Concerns, Requests, and Reminders:

- a. A request for an electrical box and the AH entrance for holiday use will be referred to the master association.
- b. Residents can access documents through the autumnhallhoa.com website, but must sign in to Premier Management to view our covenants and other detailed documents.
- c. The Celebration of Life for Ron Lafond will occur on October 16th at 6pm in Arbor Park. Social distancing and masks must be enforced.
- d. Travis will communicate the board's decision on the gravel path near the pool to residents concerned.

7. The Annual Meeting will be the next Board Meeting.

The meeting was adjourned at 5PM.

Submitted by,

Dan Ludwig
Secretary, Chair Infrastructure/Pool Committee