

**Autumn Hall Community**  
**Board of Directors Meeting – February 16, 2021**

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

1. Meeting was called to order (with distance) in Arbor Park at 3:12PM
2. No minutes were taken at the Annual Zoom Meeting since it was all communication and votes were taken later via mail. The results of the vote will be posted.
3. Officer Elections:
  - a. Mary Beth Burns, Interim President, submitted her resignation. Charles Babington put his name forward and was nominated by Tim, seconded by Larry. The vote passed unanimously.
  - b. Dan Ludwig, Secretary, asked to resign the position, preferring to remain on the board and focus on his role as chair of the Infrastructure/Pool Committee. Greg Holder put his name forward and was nominated by Tim, seconded by Dan. The vote carried unanimously.
  - c. To fill the vacant role of Vice President, Mike Brown was nominated by Larry, seconded by Tim, and the vote passed unanimously.
4. Committee Updates & Appointments
  - a. Landscape: Sixteen dead trees and some large dead branches were removed in January. Tree trimming will be complete end of February (cost shared evenly with Master). Eleven to fifteen new trees will be planted and watered in 2021 (eight of those will be along Susquehanna to complete that 2020 project). Landscape for the traffic islands on Midnight Channel to be planned after street turnover redesign of one circle is completed. Landscape for Mound Battery circle requires irrigation, then a landscape plan. Shrub replacement to prioritize the pool boxwoods and bushes beside the Arbor Park fireplace that have died. Susquehanna cleanup to be completed in February. Expenses tracking within budget.
  - b. Infrastructure/Pool: Pool resurface grinding is nearly done and resurfacing will commence as weather permits. Due to the high expense of new furniture, sources for original furniture sling replacement and umbrella canopies have been found and a trial set of slings ordered. Arbor Park fireplace repair has been completed and is now open for use (firewood racked behind chimney). Two rotted structures in Chapel Park were dismantled and taken away and replacement galvanized steel playground equipment sourced. If the low-cost option of pool furniture sling replacement works, the board gave approval to purchase this new

equipment, since reserve budgets could still be met. Two lanterns at Dungannon circle are out due to gas lines being capped for house construction that need to be rerun. Expenses are in line.

c. Finance: YTD expenses in line. Assessments and new dues integrated.

5. New Business:

- a. Resident Installation of Lights in Maple Park was discussed. What was considered temporary has not been removed, and there have been a few resident complaints of late lights. Notice to have the lights removed will be sent by Premier, and if adjacent residents desire, an application form can be submitted for DRC consideration to have lights properly installed.
- b. Vacant lot maintenance: Growing season is approaching, and all vacant lot owners are responsible to follow procedures for mowing and appearance of lots.

6. Other New Business: Charles will compile a list of community features/amenities that appear to be developer oversights or shortfalls that require completion, with priorities, and present it to them with a request for official approval. Examples are common areas that require AH level landscaping, improvements to some of the traffic circles, and several items that are part of the city street turnover project. Input to Charles.

There being no additional new business, the next board meeting will be held at 2PM on April 13<sup>th</sup> in Arbor Park.

Respectfully submitted,

Dan Ludwig  
Secretary  
Infrastructure/Pool Chair