

Autumn Hall Community
Board of Directors Meeting – June 8, 2021

Attending: Charles Babington, Larry Mass, Tim Kroenke, Dan Ludwig, Greg Holder, Travis Crow, Mike Brown (phone)

- 1) Meeting was called to order at the Premier Management office conference room at 2:00 PM.
- 2) The Board Meeting minutes from April 13, 2021 were approved as presented.
- 3) Committee Updates
 - a. Landscape – Budget is running well, just below estimate for the year. Plantings for Chapel Park entrance. WBL is slow in acquiring plant materials. Multiple pine trees dying on Endeavor Alley – removal is \$100/tree. Question regarding rain sensor for HOA irrigation – No. Can have WBL look at.
 - b. Infrastructure/Pool – Per NC pool guidance, restrictions lifted. Need motion sensors for lights in pool bathrooms, minimal cost. Chapel Park – swings are up, picnic table set, dome in progress (need additional hardware). Question about budget amount available as shown on reports. Wants infrastructure/pool items listed in correct columns. Expenses in line with budget.
 - c. Finance – Passed out budget tracking sheet. Finance committee will meet with Dan & Travis to make reserve report easier to read, clear up any lines in Infrastructure/Pool report. Question about converting Arbor Park fireplace to gas – lots of garbage being burned. Dan replied that neighbors are opposed to a gas conversion.
- 4) Old Business:
 - a. Resolution to recognize neighbor
Recognition plaque is in progress (Mike)

b. Developer Punch List

Current list has eight items. Several more items need to be added to the list.

c. Fence issue

Larry/Tim met with owner to discuss solutions – productive meeting. As agreed at the September 2020 Board meeting, add daily charges to this account.

Keep DRC involved.

5) New Business:

a. Solar Panel Restrictions & Notifications to Residents

There has been an increase in door-to-door solar panel solicitation in the neighborhood. Charles – NC law does state that an HOA cannot prohibit residential solar panels. The HOA can dictate where the panels are placed.

Homeowners need Design Review Committee (DRC) approval.

Need a notice regarding this sent out to residents

b. 2021 Resident Communications

Charles – yes, there will be an update, including information from Larry, Tim and Dan from their respective committees.

Suggestion to email current member directories to all.

c. Sidewalk Grinding

A resident reported tripping and incurring minor injuries.

Sidewalks are owned by the developer until turned over to the city.

Sidewalks are the developer's responsibility.

The developer has been informed of this problem.

d. Common Area Gatherings – Maple Park

In response to email - Residents have priority use of parks and common areas.

*Recurring gatherings of non-resident guests of AH residents at parks and common areas are discouraged. If events do occur, those groups should refrain from monopolizing space and amenities.

6) Other New Business:

Charles – Noted that owners are removing vegetation along Susquehanna Lane – not allowed.

What are the guidelines for proper yard upkeep? For example, if an owner's trees die, should they be replaced?

7) Next Board Meeting Date/Time

September 15th (Wednesday) at the Premier Management Office, 2:00 PM.

8) Adjourn

There being no additional new business, the meeting was adjourned at 3:35 PM.

Respectfully Submitted,

Greg Holder
Secretary