

Autumn Hall Community
Annual HOA Meeting – Nov. 20, 2021

Board members attending: Charles Babington, Larry Mass, Dan Ludwig, Greg Holder, Liz Darnell

Non-Board Members: Travis Crow (Premier Mgt.)

Notice of meeting was mailed via USPS and email.

There were 67 homeowners represented at the meeting. We met in Arbor Park.

*Travis called the meeting to order at 10:15 AM.

The meeting was conducted on a power point presentation, which was available for members to view on their devices.

Agenda of meeting:

- Welcome – Charles
- Board Nominations – Travis
- Finance/Budget – Larry
- Landscaping – Travis (standing in for Tim Kroenke)
- Infrastructure/Pool – Dan
- Developer punch list – Travis
- Social Committee – Liz, Bekki Guidice
- Design Review Committee (separate handout) – Mary Beth Burns
- Additional administrative costs – Travis

*Charles made opening statement/welcome. Introduced Board members. Developer has 0 lots, and 11 homes under construction

*Travis – Board nominations

Need three members. Tim Kroenke and Mike Macchiaverna self-nominated. Audrey Monteith was nominated from the floor. All three will begin their two-year terms on the Board beginning in January 2022.

*Larry – Budget/Finance

The 2022 budget for AH is \$384,060.

Dues increase by \$10/month to \$185 and a Special Assessment of \$100 will be levied in January 2022.

Discussion:

-Homeowner brought up the definition of “Special Assessment” in the Charter documents. Emphasis on non-routine, not anticipated.

-Sentiment voiced was to raise dues instead of having a repeating annual Special Assessment.

Any homeowner action on the budget requires the representation of 87 owners at the meeting.

Since 64 owners were represented, the 2022 Budget will be adopted as presented.

*Travis – Landscape overview

*Dan – Infrastructure/Pool

Getting AH ready to turn over to the city, extensive punch list involved.

Discussion regarding potential Capital Projects. When a project like installing fountains in the ponds was cited, owners questioned if projects should have additional input from owners instead of only being decided upon by the Board.

*Travis – Developer punch list

Work has begun on some of these items.

*Social Committee – Bekki Guidice

*Design Review Committee – Mary Beth Burns

Reminder of items needing submission to DRC for review.

*Travis – Administrative costs from Premier Management

*Liz – Social Committee communicating via four methods to make all owners aware of events.

Motion was made and seconded to adjourn the meeting. The motion was affirmed.

Meeting was adjourned at 11:55 AM.

Respectfully Submitted,
Greg Holder, Secretary

**AUTUMN HALL
ANNUAL HOMEOWNERS MEETING
NOVEMBER 20, 2021**



WELCOME & INTRODUCTIONS

Charles Babington – COA PRESIDENT

TOPICS FOR TODAY:

- STATUS OF LOTS/HOMES
- ORGANIZATION – BOARDS AND ADVISORY COMMITTEES
- BUDGET FOR 2022
- ONE TIME ASSESSMENT FOR RESERVE FUNDING

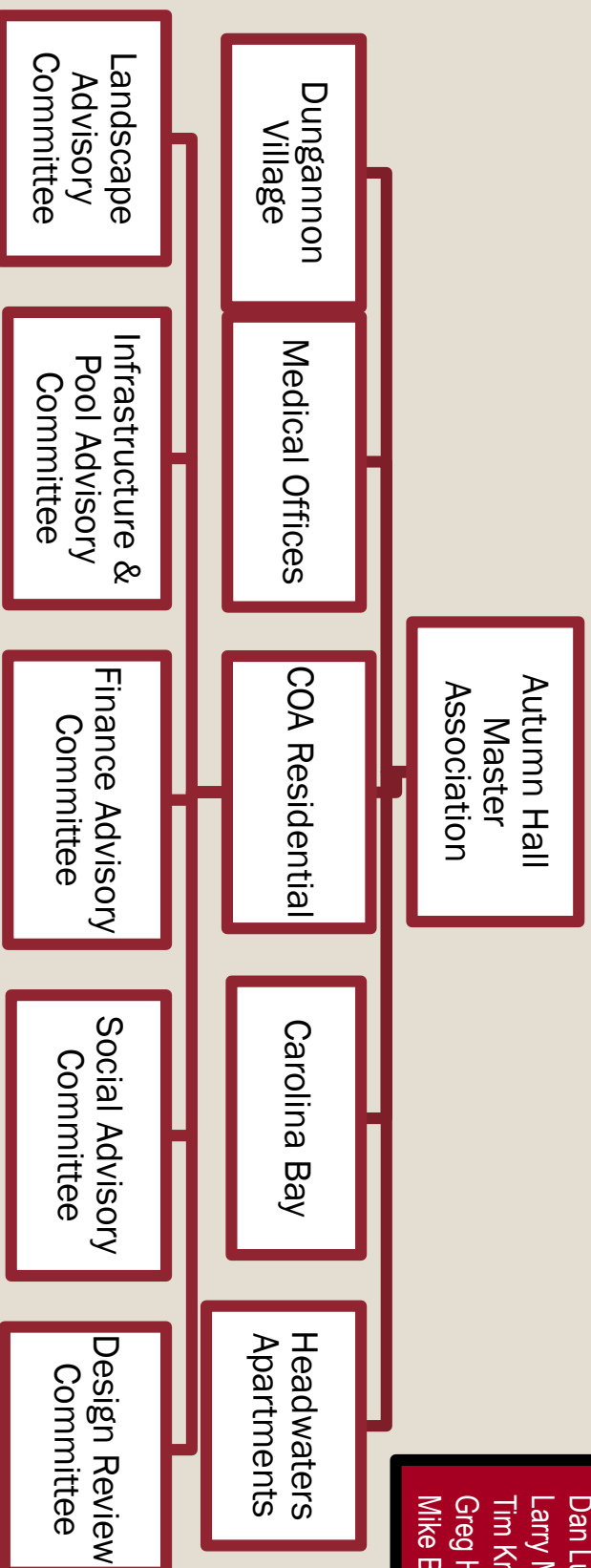


RESIDENTIAL DEVELOPMENT STATUS OF LOTS AND HOMES

- HOMES BUILT/LOTS PRIVATELY OWNED - 173
- DEVELOPER OWNED LOTS REMAINING - 0
- TOTAL HOMES/LOTS IN AH - 173
- 8 HOMES UNDER CONSTRUCTION



AUTUMN HALL ORGANIZATION OVERVIEW



Master Board
B. Eckel
M. Brown
Owner Board Member

COA Board
Liz Darnell
Charles Babington
Dan Ludwig
Larry Mass
Tim Kroenke
Greg Holder
Mike Brown (Developer)

MASTER & COA RESPONSIBILITIES

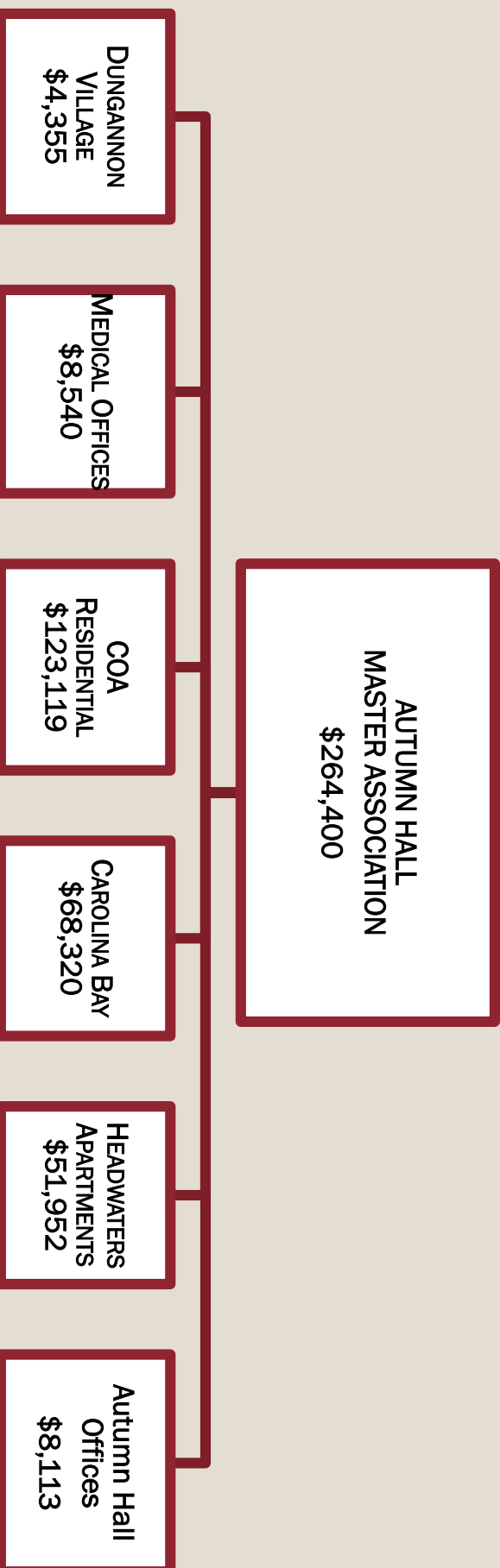


ORANGE MAINTAINED BY MASTER

- Arbor Park
- Collector Roads
- Drainage Ponds

YELLOW MAINTAINED BY COA

FUNDING THE 2022 MASTER ASSOCIATION



RESPONSIBILITIES OF THE MASTER ASSOCIATION

- MAINTAIN COLLECTOR ROADS:**
 - Dunganon
 - Orton Point
 - Carolina Bay Drive
- MAINTAIN COMMON DRAINAGE:**
 - Shell Bridge Park
 - Headwaters Pond Area
- MAINTAIN ARBOR PARK**
 - Common Area

Autumn Hall Community Association COA BOARD STRUCTURE AND MEMBERS

2022 COA Board Structure

- 1 DEVELOPER REPRESENTATIVE
- 3 DEVELOPER APPOINTEES
- 3 ELECTED HOMEOWNERS

TODAY

**NOMINATE
AND ELECT**

THREE HOMEOWNERS

2021 COA Board

- ~ Charles Babington, President
- ~ Greg Holder, Secretary
- ~ Larry Mass, Treasurer
- ~ Dan Ludwig, Member at Large
- ~ Liz Darnell, Member at Large
- ~ Tim Kroenke, Member at Large
- ~ Mike Brown, Developer & VP



COA BOARD

ADVISORY COMMITTEES AND MEMBERS

Landscape Advisory Committee

- Tim Kroenke (Chair)
- Armand Daniel
- Debra McArthur

Financial Advisory Committee

- Larry Mass (Chair)
- Bob Dawson
- Bekki Guidice
- Peter Newman

Infrastructure & Pool Committee

- Dan Ludwig (Chair)
- Gerry Burns

Social Committee

- Bekki Guidice (Co-Chair)
- Liz Darnell (Co-Chair)
- Kim Levine

Design Review Committee

- Mary Beth Burns (Chair)
- Karen Kistler
- Allen Van Dyke, Owner Rep
- Mike Brown, Developer Rep
- Scott Lechtrecker Designer Rep

- COMMITTEE CHAIRS & COMMITTEE MEMBERS APPOINTED BY BOARD
- SERVE 1-YEAR TERM
- EXPRESS INTEREST TO CONTINUE EACH YEAR
- GIVE YOUR NAME TO TRAVIS TO JOIN A COMMITTEE



2022 BUDGET OVERVIEW FINANCE ADVISORY COMMITTEE

DUES WILL INCREASE TO \$185/MONTH IN 2022

- MONTHLY INCOME FROM DUES
 - 173 LOTS AT \$185/MONTH = \$32,005
- ANNUAL INCOME
 - \$384,060
- THIS INCREASE IN DUES IS IN RESPONSE TO:
 - NEED FOR GREATER RESERVES (\$24,000)
 - INCREASE IN MASTER DUES
 - ALLOCATION FOR CAPITAL IMPROVEMENTS (\$20,000)



2020-2022 BUDGET OVERVIEW & DIFFERENCE

COA EXPENSES BY CATEGORY

	2020	2021	2022
MASTER ASSOCIATION DUES	\$87,283	\$102,276	\$123,119
BUILD UP RESERVES	30,600	46,800	\$42,000
LANDSCAPE COSTS	142,200	160,900	\$153,300
INFRASTRUCTURE COST	24,550	33,370	\$38,797
ADMINISTRATIVE COSTS	20,655	19,683	\$21,144
CAPITAL IMPROVEMENTS	-	-	\$20,000

ASSESSMENT FOR BUILDING RESERVES

- ONLY 1 ASSESSMENT PER YEAR IS ALLOWED, THEREFORE...
 - \$100 ASSESSEMENT JANUARY 2022
- WILL RAISE \$17,300 IN FUNDS
- FUNDING NEEDED TO BUILD RESERVES FOR PROJECTS
- TARGET GOALS FOR RESERVES FUNDS:

General Reserves	\$	10,000
Alleyway	\$	10,000
Poolhouse	\$	10,000
Landscape	\$	15,000
Emergency Reserves	\$	60,000
Pool Resurface/Equipment	\$	60,000



LANDSCAPE ADVISORY COMMITTEE

Category	2021 Budget	2021 Forecast	2022 Budget	Comments
Wrightsville Beach Landscaping Contract	\$81,400	\$81,400	\$82,800	Includes: - \$73,800 for general maintenance - \$9,000 billable items
Irrigation System	\$5,500	\$5,500	\$6,500	System repairs increasing given increased coverage and system age
Landscape Supplies	\$24,000	\$22,000	\$26,000	Covers the cost associated with spring mulch and pine straw applications
Landscape Projects	\$50,000	\$50,000	\$38,000	Reduced projects and no planned tree planting for 2022
Total	\$160,900	\$158,900	\$153,300	



LANDSCAPE ADVISORY COMMITTEE

- WRIGHTSVILLE BEACH LANDSCAPING (WBL) CONTRACT SERVICES (\$73,800)
 - \$6,150/MONTH INCLUDES:
 - 42 PREMIUM LAWN SERVICE VISITS (CUT AND TRIM)
 - 26 MAINTENANCE TRIMMING VISITS FOR SUSQUEHANNA LANE
 - 5 TURF FERTILIZATIONS IN PARKS
 - 8 TURF FERTILIZATIONS IN STREETSCAPE (MEDIAN STRIPS)
 - 2 TURF INSECTICIDES
 - 8 TURF HERBICIDES
 - 12 DETAIL/TREE PRUNING VISITS

- WBL TIME & MATERIALS WORK IN 2021 BUDGET: (\$9,000)
 - AERATION OF ALL TURF AREAS (\$1,500)
 - BED HERBICIDES (\$5,100)
 - EASTWOOD BERM MAINTENANCE (\$400)
 - TREE WATERING (2021 PLANTED) (\$2,000)



LANDSCAPE ADVISORY COMMITTEE

- IRRIGATION SYSTEM REPAIRS (\$6,500)
 - INCREASED TO COVER REPAIRS TO AGING SYSTEM
- LANDSCAPE SUPPLIES (\$26,000)
 - SPRING REFRESH INCLUDING MULCH AND PINE STRAW
 - ALL COMMON AREAS



LANDSCAPE ADVISORY COMMITTEE

- LANDSCAPE PROJECTS
 - TREE TRIMMING (\$10,000)
 - LIFT AND THIN CANOPIES ON MORE MATURE TREES TO LESSEN WIND/STORM DAMAGE
 - CUT BACK CANOPIES ENCRROACHING ON HOMES/STRUCTURES
 - MEDIAN STRIP REFRESH (\$6,000)
 - REPLACE GRASS AND JASMINE AS NEEDED
 - DEAD TREE REMOVAL (\$3,500)
 - REMOVE DEAD TREES ON AS NEEDED BASIS
 - SHRUB/PLANT REPLACEMENT (\$4,000)
 - AS NEEDED FOR DISEASED, FAILING PLANTS
 - MIDNIGHT CHANNEL ISLAND BEAUTIFICATION (\$2,000)
 - LANDSCAPE ISLAND AFTER RESHAPING
 - COMMON AREA AMMENTITIES (\$5,000)
 - REPLACE ACCENT LIGHTING AS NEEDED
 - ADD BENCHES IN CHAPEL PARK AND/OR SHELL BRIDGE POND
 - INSTALL PAVERS AROUND MAPLE PARK FIRE PIT
 - SUSQUEHANNA LANE SPRING MAINTENANCE (\$3,000)
 - MANAGE VINES AND UNWANTED VEGETATION ALONG SUSQUEHANNA LANE
 - MAPLE PARK DRAINAGE (\$3,500)
 - INSTALL DRAIN TILE TO ELIMINATE WET AREA IN CENTER OF PARK GRASS
 - ENDEAVOR PINE TREE INSECT TREATMENTS (\$1,000)
 - COMPLETE QUARTERLY TREATMENTS INITIATED IN 2021



LANDSCAPE ADVISORY COMMITTEE

- Additional Master Association Landscape Projects
 - *DUNGANNON-EASTWOOD ENTRANCE*
 - RE-LANDSCAPE FAILING AREAS AND BRING TO COMMUNITY STANDARD
 - EAST SIDE OF DUNGANNON A FOCUS AREA
 - *ORTON POINT MEDIAN STRIP REPAIR/REFRESH*
 - REPAIR GRASS AND/OR INSTALL JASMINE AS NEEDED
 - *TREE TRIMMING ON MASTER ROADS (DUNGANNON, ORTON POINT, OTHER)*
 - LIFT AND THIN CANOPIES ON MORE MATURE TREES TO LESSEN WIND/STORM DAMAGE
 - CUT BACK CANOPIES ENCROACHING ON HOMES/STRUCTURES



INFRASTRUCTURE & POOL 2021

- **POOL:**
 - *RE-SURFACE COMPLETED AS SCHEDULED*
 - *ALL FURNITURE RE-SLUNG AND NEW UMBRELLA COVERS ADDED*
 - *COATED BATHROOM FLOORS, OUTDOOR SHOWER ENCLOSURE INSTALLED*
 - *BI-WEEKLY BATHROOM SERVICE CONTRACT DURING SEASON*
- **STREETS, SIDEWALKS, ALLEYSWAYS:**
 - *ALL SIDEWALKS, COLUMNS, PARK FURNITURE POWER-WASHED*
 - *PUNCHLIST WORK FOR CITY TURNOVER STARTED IN Q4*
- **PARKS:**
 - *ROTTED EQUIPMENT REPAIRED OR REMOVED FROM CHAPEL PARK*
 - *NEW, INDUSTRIAL GRADE PLAYGROUND EQUIPMENT INSTALLED*
 - *FIREPLACE REPAIRED IN ARBOR PARK, PAID BY MASTER*
 - *ENTRANCE SIGN PAINTED AND LIGHT INSTALLED FOR VISIBILITY*



INFRASTRUCTURE & POOL 2022

- POOL:
 - *POWER WASH POOL HOUSE AND STAIN PERGOLAS*
 - *ADD 3 NEW UMBRELLAS WITH STANDS*
- STREETS, SIDEWALKS, ALLEYWAYS:
 - *POWER WASH SIDEWALKS*
 - *COMPLETE CITY TURNOVER OF STREETS, ALLEYS, STORM DRAINS*
 - *INSTALL EFFECTIVE AND ATTRACTIVE TRAFFIC CALMING TABLES*
- PARKS:
 - *REPAIR FENCE IN CHAPEL PARK*



DEVELOPER PUNCH LIST

- Reimbursement of cost of properly finishing the non-compliant fire pit in Maple Park. (actual: \$10, 500)
- Mound Battery Island irrigation and landscaping. (estimate: \$4,000 - \$1,500 irrigation, \$2,500 landscaping)
- Landscape island on Midnight Channel at Orton Point intersection (\$1500)
- All Common Areas along Susquehanna Lane from Mentone to Dunggannon including the Common Area at Dunggannon Boulevard and Susquehanna Lane (roughly \$30K)
- Building of the Creek Club (Kayak Launch)
- Turn Streets over to City for Maintenance (includes sidewalk) – incorporate traffic calming devices in turnover process
- Run new gas lines for the two column lanterns that were cut off when the property at the corner of Old Garden near the circle was developed.
- Eliminate drainage issues at the common area adjacent to the pool (near the houses) w drains or such.



SOCIAL COMMITTEE

■ 2021 EVENTS

- *Memorial Day Poolside*
- *4th of July Eve Poolside*
- *Back to School Ice Cream Social*
- *Halloween in Arbor Park*
- *Chilli Cook Off in Maple Park*
- *Turkey Bowl in Arbor Park*
- *Winter Warmer in Arbor Park*
- *Music in the Neighborhood*

- School Boys
- Kyle Garris
- Duke Ladd
- ReSouI

■ FREQUENT NEIGHBORHOOD ACTIVITIES

- *Thirsty Thursdays (Spring)*
- *Fireside Friday (Fall)*
- *Bunko (Once/Month)*
- *Yoga & Mimosa's (Spring & Fall)*
- *Red Wagon Food Donation*

LOOK FOR FACEBOOK AND
EMAIL ANNOUNCEMENTS



7th Annual Turkey Bowl

Thanksgiving Day

10:00A to 12:00P

in Arbor Park

*Bring Bloody Mary's or Mimosas,
and a breakfast snack to share*



WINTER WARMER

support the Outreach Center
of First Fruit Ministries and consider
donating items* to help keep the
unsheltered warmer

DEC 4TH

donation collection fireside at

ARBOR PARK

3:00 – 5:00

with S'mores Bar
and Hot Cocoa



ADMINISTRATIVE COSTS

- 2022 Expenses - \$21,144
 - INSURANCE
 - PREMIER MANAGEMENT FEE
 - LEGAL AND ACCOUNTING
 - SUPPLIES AND MISCELLANEOUS



SUMMARY

- PROPOSED DUES FOR 2021 WILL INCREASE TO \$185. PER MONTH
- ASSESSMENT OF \$100 WILL BE LEVIED JANUARY 2022
- RESERVES ARE BEING BUILT UP
- PROJECTS IMPORTANT TO HOMEOWNERS ARE BEING PRIORITIZED AND IMPLEMENTED
- INFORMATION ON AH COMMUNITY IS UPDATED REGULARLY AND ACCESSIBLE AT www.autumnhallhoa.com



BALLOT EVERY VOTE COUNTS!

ITEMS:

1. ELECTION OF 3 BOARD MEMBERS
SELECT THREE HOMEOWNERS FOR BOARD MEMBERSHIP
CANDIDATE RECEIVING THE MOST VOTES WILL BE ELECTED
2. 2022 BUDGET RATIFICATION
BUDGET REJECTION REQUIRES 87 MEMBER VOTES
3. TURN IN BALLOT AT MEETING





THANK YOU

