

**Autumn Hall Community**  
**Board of Directors Meeting – August 8, 2022**

**Attending:** Charles Babington, Mike Brown, Greg Holder, Audrey Monteith, Larry Mass, Tim Kroenke (zoom), Travis Crow

- 1) Meeting called to order at 2:00 PM in the Cape Fear Commercial conference room.
- 2) The Board meeting minutes for June 7, 2022 were approved as presented.
- 3) Committee Updates
  - a. Infrastructure (Travis) – Pool company needed prodding regarding their upkeep. Fence repairs to begin in Chapel Park. Reported some small fires last week on empty property belonging to church. Fire department called to extinguish.
  - b. Landscape – Contract is on budget forecast. There have been two major repairs to the irrigation system affecting the budget – well pipe extension and new pump controller. Tree trimming/removal this week. Median strip refresh has begun and cost is projected to be over original quote.  
Since Landscaping is currently \$2500 over budget projections, Tim is recommending to move up to \$4500 from Reserves to enable other previously planned projects to be completed in 2022. Motion made and seconded to this effect. **Motion approved.**
  - c. Finance – Working with Travis on 2023 Budget and five-year projections. Pond – Travis has a company evaluating condition. Has a \$20,000 estimate to replace creosote bridge – needs more estimates. Current year budget looking good at this time.
  - d. DRC (Travis) – Fence on Edisto property to be lowered to meet guidelines.
- 4) Old Business
  - a. Developer Punch List – Mike Brown received this morning a quote from Wrightsville Beach Landscaping. The developer had been waiting for this information before replying to our entire punch list reimbursement requests. Mike B. to meet with developer after he returns to the

country. The WBL quote covers work on Susquehanna Lane at Dungannon Blvd and along the alley where it intersects with Striking Island. Tim – Landscape/DRC needs to agree to the improvements proposed in these areas. Notes this quote is lower than the original, so wants to understand total scope of work.

- b. Traffic Calming Devices – So far, no response from the city to schedule a meeting to discuss options/costs/timeline. Mike B. to contact again.

With concerns of public traffic volume and speeding, it was brought to the Board's attention that unaccompanied children have been driving golf carts in the AH neighborhood. Please remember, the streets are public, not private, therefore:

**Golf carts driven on a street are required to be street legal and driven by a licensed driver.** This is a NC law, not the HOA rule.

- c. Sidewalk Repairs – Mike B. says the city has okayed everything relating to the sidewalks. Was pointed out that many areas are still marked for repair and have not been repaired.

## 5) New Business

- a. Exhibit C Lawn Ornament Specs

2 (o) The construction, placement, or installation of more than two exterior lawn ornaments or monuments measuring no greater than 12 inches in height, except for DRC approved architectural post lights and birdhouse ornaments;

After discussion about this section, the decision was made to let the current language stand.

Travis will send friendly reminders to owners with items in excess of these specs.

- b. Pool House Improvement/Expansion – Discussion for potential structure somewhat similar to one in Headwaters. This structure would encompass several areas of interest noted in the neighborhood survey. Mike Brown to have a person create a concept design, which would then be shown to AH owners to gauge interest and invite input.
- c. 2022 Annual Meeting Planning – We need a site. Travis will contact St. Mark Catholic church to see if available.

The meeting, depending on availability, will be sometime the week of November 14<sup>th</sup> at 6:00 PM.

d. Additional Town Hall Meetings – The BOD will ask for input at the Annual Meeting to gauge interest and best intervals for meetings.

6) Other New Business – none

7) Next Board Meeting Date/Time

October 6, 2022 (Thursday) at 1:00 PM at Premier Management office.

**(Note new day and time)**

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

Respectfully Submitted,

Greg Holder

Secretary