

Autumn Hall Community
Board of Directors Meeting – October 6, 2022

Attending: Charles Babington, Mike Brown (phone), Greg Holder, Tim Kroenke, Larry Mass, Audrey Monteith, Mike Macchiaverna (phone), Travis Crow (PMC)

- 1) Meeting called to order at 1:00 PM in the Premier Management office.
- 2) The Board meeting minutes for August 8, 2022 were approved as presented
- 3) Committee Updates
 - a. Social (Travis) – No updates
 - b. Infrastructure (Travis) – Chapel Park fence repaired. Fence section downed during Ian to be repaired. Getting quote to power wash Shell Bridge in 2023 (have to be careful with chemicals). Getting quote from Ramjack to level pool slab. Master HOA to dredge forebay of pond – area closest to Tangier Drive. Approved for this calendar year dependent upon contractor availability.
 - c. DRC – Builders reminded about run-off and need to maintain their silt fences.

Edisto fence (erected) waiting on contractor. Changes due to be completed in October, then painted.

Solar Panel Amendment – Belmont v. Farwig was a summer case from the NC Supreme Court. It “addresses the authority of HOA’s to regulate and prohibit the installation and use of solar panels in a planned community.”

The current language in the Design Guidelines does not meet the new NC statute on governing solar panels. The Founder can be asked to put restrictive language, regarding the placement of panels, in the Charter to meet the NC statute guidelines.

***Motion** – Made and seconded to have the Founder adopt language to modify the Autumn Hall Charter to provide the specific language needed regarding solar panels in accordance with the North Carolina General Statute 22B-20 (NC GS 22B-20).

***Motion Approved**

- d. Landscaping – Budget is on trend, below expenses the BOD approved last meeting. Dead tree removal and median strip refresh in Sept. expenses. Maple Park paver install due to begin in the next month.
- e. Common Area Lighting – A resident on Susquehanna Lane has requested lighting in the Common Area adjacent to their property. Conditional approval was granted until 1/31/23 while the BOD evaluates the request. Currently has a variety of lighting fixtures on both sides of Susquehanna Lane.

- Common Area lighting is prohibited without prior approval

- City of Wilmington does not provide lighting in alleys unless requested by the Police Dept and submitted with a crime data report

- Installation of alley streetlights is prohibited by the City of Wilmington per the city's Street Lighting Policy – III. Roadway Lighting e. (with the above exception noted)

- Discussion includes ability to keep lighting on resident's property if crime/other issues a concern. Regulations as to light pollution. More vehicle/foot traffic possible if more lighting in alleys. Other Wilmington neighborhoods do not have alley lighting.

The Board of Directors agrees to keep the current Exhibit C rules regarding the prohibition of Common Area use by residents.

The resident will be asked to remove lights from the Common Area.

- f. Finance – 2023 Budget

New proposed budget is \$344,460. HOA dues will remain at \$185 per month.

Changes – Looking at a new pool contractor. Premier Mgt has a \$100/month fee increase (first increase since 2018).

***Motion** – Made and seconded to accept the 2023 Proposed Budget as presented (which will include the new pool contractor and PMC fee increase).

***Motion Approved**

- 4) Old Business – Developer Punch List

Mike B's recommendations to the developer

1-Maple Park fire pit conversion (\$10,500). No, HOA moved forward without developer input

2-Mound Battery island irrigation/landscaping (\$3,424) – Yes

- 3-Midnight Channel & Orton Point intersection landscaping (\$838) – No
- 4-Improvements in Common Areas of Susquehanna Lane from Mentone to Dungannon – No
- 5-Susquehanna Lane Common Area in Phase IV at Dungannon Blvd (\$12,000 est). Not decided yet
- 6-Midnight Channel island reshaping near Pantego Lane (\$2,500) – Yes
- 7-Irrigation for sod on Susquehanna Lane at Striking Island (\$1,400) – Yes
- 8-Gas lines for two column lanterns, corner of Old Garden Lane and traffic circle – To be completed by developer
- 9-Drainage issues at the Common Area adjacent to the pool and houses – No action to be taken

5) New Business

2022 Annual HOA Meeting Location & Date
November 16th at 6:00 PM
UNCW – Fisher University Union

6) Other New Business

Issues with some gas lights. Some go out constantly.
Travis has a person who can check these.

7) Next Board Meeting Date/Time

To be determined after the annual HOA meeting

There being no additional new business, the meeting was adjourned at 3:00 PM.

Respectfully Submitted,

Greg Holder
Secretary