

**Autumn Hall Community**  
**Annual HOA Meeting – November 16, 2022**

Board members attending: Charles Babington, Audrey Monteith, Greg Holder, Mike Macchiaverna, Mike Brown (Developer's Rep.)

Non-Board member: Travis Crow (Premier Management)

Notice of meeting was mailed via USPS and email.

There were 51 homeowners represented at the meeting. The meeting was held in the Azalea Room in Fisher University Union on the UNCW campus.

\*The meeting was called to order at 6:05 PM by Travis.  
The meeting was conducted on a power point presentation.

Agenda of the meeting:

- Welcome/Introductions/ - Charles
- AH Board/Organization/Master Association – Charles
- Developer Punch List – Charles
- Status of Lots/Design Review Committee – MaryBeth Burns
- Exhibit C Reminders – Greg
- Finance/Budget/Administrative Costs – Travis
- Landscape – Audrey/Travis
- Infrastructure – Travis
- Social Committee – Kim Levine
- Summary – Travis/Charles

\*Charles – Made opening statement and welcome. Introduced Board members. AH Developer still has some control of HOA Board. Control period is over no later than 2030. Will retain a Developer Rep. for a period after that.  
Reviewed AH – Master Association and Community Owners Association (COA).

Reviewed Developer Punch List and items to be reimbursed to the HOA.  
The HOA has asked for reimbursement of \$58,851.23 (plus repairs).  
The Developer has offered to pay \$19,328.78 (plus repairs).

\*Design Review Committee – MaryBeth Burns

Residential development update – 6 homes under construction. 7 vacant, privately-owned lots (out of 173 total).

DRC Required Submissions – Exterior work on houses/lots including:

House color change, fences/walls, exterior structures.

Change of landscape design including tree removal, grass & ground cover removal.

Generators

\*Exhibit C Reminders - Greg

Common violations noted:

Parking in Common Areas – pine straw areas along Susquehanna Lane

Common Areas include trees in street medians – No lights, bird feeders/houses.

No holiday lights or Boy Scout flag displays

Dogs to be leashed.

Number of exterior lawn ornaments set at two.

No RV parking on street.

Maintain yard year- round.

Lots of residents made comments pushing back against no holiday lights in median trees. Hand count of those in favor showed overwhelming support for the continuance. Two residents asked about liability issues of electric cords over the public sidewalks. MaryBeth said liability falls on the HOA for those cords.

\*\*Potential actions going forward – Survey AH for resident input and check into having HOA pay for lighting to be installed.

\*Finance/Budget/Administrative Costs – Travis

Reviewed 2023 Budget and Reserves. No increase in HOA monthly dues for 2023, to remain at \$185/month.

Annual income for 2023 will be \$384,060.

Objectives: Continue to fund reserves, address any anticipated increases in expenses, provide Landscape Committee with suggested budget for continued enhancement of community.

Projected 2023 year-end reserves – \$141,323 (86% of target amount).

Mike Brown – Expect to turn over AH to City of Wilmington in January 2023.

Reviewed Administrative Costs - \$25,344

Includes: Social Committee budget, Insurance, PMC management fee, Legal & Accounting, Supplies & Miscellaneous

\*Landscape – Audrey & Travis

Reviewed 2023 budget item highlights – 2023 Budget \$163,100

Wrightsville Beach Landscaping has a small increase over 2022 budget.

Irrigation system repair costs rising due to increased coverage and system age.

Budget includes Spring mulch/pine straw applications.

Increases in border area/fence vegetation control and tree trimming.

Projects:

Tree trimming – lift and thin canopies

Median strip refresh

Dead tree removal – Shrub/Plant replacement as needed

Susquehanna Lane southwest corner – add low maintenance trees/shrubs in area

Shell Bridge Pond – place/secure two benches in shaded areas

Manage vines/unwanted vegetation in border areas and by fence

\*Infrastructure/Pool – Travis

2022 Completed Projects – power wash pool house and stain/repair pergolas,

Added new umbrellas/stands, power washed sidewalks, painted fire hydrants,

replaced faded Stop signs, repaired fence in Chapel Park

2023 Planned Projects – power wash and seal Shell Bridge, raise sinking pool deck section, power wash sidewalks

Resident comment – Poor condition of pool water, very little chlorine some days.

Travis – BOD has fired that company and hired a new pool contractor.

Resident comment – Sidewalk cleaning is taking off surface down to gravel substrate in some areas.

\*Social Committee – Kim Levine

Has hosted many events in 2022. Under budget for the year.

Turkey Bowl will be on Thanksgiving morning

Will start collecting clothing for the homeless soon

For 2023, planning a larger Veteran's Day commemoration

Always welcoming volunteers

Question raised about the PMC portal calendar. It is private. Owners have to log-in for access.

Promoting AH events is probably best accomplished by email and FaceBook.

\*Summary – Travis

HOA dues to remain the same as 2022 - \$185/month

The 2023 Budget passes as rejection requires 87 members to vote against. There are 51 homeowners represented at the meeting.

AH Community information at: [www.autumnhallhoa.com](http://www.autumnhallhoa.com)

\*Additional Comments/Questions from homeowners:

-12 street lights not functioning correctly (out of phase ?) or out

-some light poles are leaning

-noted stakes regarding additional street lights. Mike B. said city put those stakes up, but he does not think additional lights are needed.

-some gas lanterns not working or have issues. Developer will be dealing with two of those not working. The HOA will have the gas person inspect the others for solutions.

-AH neighborhood survey projects – which ones are being addressed?

Smaller items/projects have been added to Landscaping projects.

Larger projects, such as a larger pool house or community center, are having potential plans/expenses created in order to make presentations to share with the neighborhood for feedback.

-Maple Park firepit is not working

-Update on area being developed on Eastwood Road – Mike Brown answered

The next building is starting construction. A boutique hotel, similar to The

Umstead, is being considered by the lake. A local business is considering an office campus along the section off Rogersville Road.

Motion was made, seconded, and affirmed to adjourn the meeting.  
The meeting was adjourned at 7:45 PM.

Respectfully Submitted,  
Greg Holder, Secretary