

**Autumn Hall Community**  
**Board of Directors Meeting – February 21, 2023**

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

1) Meeting called to order at 10:05 AM in the Premier Management office.

2) Resident Attendee – Howard Finger (901 Mound Battery)

Howard has two items to discuss and has spoken to other residents who have similar thoughts regarding these items

a)Term limits for committees – Realizes it may be difficult to find replacements for some committees. For others, people might want to participate, but don't want to seem like they are taking on a neighbor. Suggests 2-year terms for AH owners, same as Board of Directors. Would need to stagger terms.

Term limits agreeable to founder, per Mike Brown.

b)Communications – We see a survey, but not much else during the year until the annual meeting. AH has lots of new owners and some people may not be aware of current events/items of interest.

Suggests more frequent neighbor meetings/communications with the Board. Every 3-4 months?

Audrey and Mike M. to meet, discuss options and report to the Board concerning implementations of committee term limits as well as a proposal to increase communications with AH residents about Board activities.

Need to look at the Charter (pages 14-15) and By-Laws (page 12) to understand protocols governing Service Area Committees and the DRC.

3) 2023 Officer Elections

President – Charles Babington

Vice-President – Audrey Monteith

Treasurer (Finance) – Kris Zayco

Secretary – Greg Holder

Larry Mass is stepping down, his term is up.

**\*Motion** – Made to accept slate as presented.

**\*Motion Approved**

On behalf of the AH community, the Board thanks Larry Mass for his dedicated service to the community.

4) The Board meeting minutes for October 6, 2022 were approved as presented.

5) Committee Updates:

a. Social – 2023

March 12 – Puzzle Hunt, April 8 – Egg Hunt, May 7 – Trivia Night

May 29 – Pool Party, June 10 – Food Truck, Aug. 27 – Ice Cream

Sept – Trivia Night, Oct. 27 – Halloween Party, Nov. 5 – Chili Cook-Off

Nov. 23 – Turkey Bowl

b. Infrastructure – Concrete slab at pool has been raised; meeting with new pool contractor. Pool to open April 15<sup>th</sup>.

Added storage shelves to closet at pool, cleaned up.

Lighting at Arbor Park – dark areas being investigated

Fire pit parts for Maple Park are in. Repairs to start. Tim suggested procuring extra parts to delay repairs going forward.

Gas lamp in Maple Park is still out. Parts are backordered indefinitely.

To be repaired with similar parts.

Larry – Gas lamp at Dungannon and Traffic Circle still burning black

Landscape lights out at Traffic Circle. Tim will contact WBL (again).

c. Landscaping – Irrigation controller needs replacement

Spring mulch to be done last two weeks of March. Tree trimming almost complete. Chapel Park benches have been added to area.

Border vegetation management – March work. WBL to clear out

vegetation/vines along the fences (both sides) on Susquehanna and behind Old Garden houses, as well as the Endeavor berm.

d. Finance – Dues remain the same as 2022  
Tim – Reserve targets and current reserve levels need to be reviewed/updated. Currently - \$155,908.  
Board agreed this will be reviewed at the next meeting  
Earning 3.5% interest.

## 6) Old Business

### a. Developer Punch List Agreement

Charles – The lawyer contacted in December has not responded since. No engagement letter, no reply to emails.

We need another attorney. Travis can provide another contact.

### b. Solar Panel Amendment

Has been presented to developer.

Travis will send the final document to Mike Brown.

### c. Holiday Lighting

Discussion at Annual Meeting in November whether to continue to allow lights in Common Area trees.

Board needs to ask an attorney to rule on potential liability or any other issues. Need to protect the HOA from liability.

Trees will turn over to the City of Wilmington along with streets/sidewalks. Does the City have a policy about trees/use?

Travis will consult with the City and provide an answer, as well as an attorney on the liability question.

### d. Duke Energy Fiber Optic Line

Delayed due to request to move a transformer on a property. No timeline provided by Duke Energy to move transformer.

WBL to handle landscape repairs needed after the line is installed through AH and Duke Energy to pay costs for any restoration work by WBL.

e. Expanded Pool House Plans

Information has not been provided to Audrey yet (was expected prior to today's meeting). Audrey suggests a meeting at Headwaters to gauge community interest/concerns and provide an idea of costs involved. Need community meetings to provide information/updates.

7) New Business

a. Resident Directory

Travis – New computer portal system allows residents to opt in to allow access for this purpose. Helps with privacy concerns of residents. Travis will send reminder to community along with the link to the new portal.

b. Front Yard Trinkets and Bird Feeders

Send info to Travis and he will send a letter to residents who are not complying with Exhibit C guidelines.

8) Other New Business – None

9) Next Board Meeting Date/Time

Next meeting to be April 11<sup>th</sup> at 10:00 AM at PMC office.

There being no additional new business, the meeting was adjourned at 11:45 AM.

Respectfully Submitted,

Greg Holder  
Secretary