

**Autumn Hall Community**  
**Board of Directors Meeting – April 11, 2023**

**Attending:** Charles Babington, Audrey Monteith, Kris Zayko, Greg Holder, Mike Macchiaverna, Mike Brown (phone), Travis Crow (PMC)

- 1) Meeting called to order at 10:00 AM in the Premier Management Office.
- 2) The Board meeting minutes for February 21, 2023 were approved as presented.
- 3) Committee Updates:
  - a. Landscaping
    - Trimming along the perimeter fences and the berm on Endeavour was completed the week of 3/13
    - Spring refresh of mulch completed the week of 3/20
    - Burned out uplighting bulbs (5) replaced in Arbor Park on 3/21
    - Master Association will consider adding additional uplighting of Crepe Myrtles in Arbor Park, but this is not budgeted so low likelihood
    - Low voltage lights in Old Garden/Dungannon traffic circle remain out. WBL needs other (electrical) resources to address. Next steps are for Travis to contact Duke Energy. Travis is working on.
    - Landscape expenses tracking consistent with budget
  - b. Finance
    - Travis has had an orientation session with Kris Z.
    - Costs sometimes spike in April due to expenses for pool opening Mike M. – Have we considered converting to salt water? Better chemical wise and ease of maintenance.
    - No major issues/expenses
- 4) Old Business
  - a. Communications Improvements
    - Goal is to provide information and quickly respond to Resident's questions/concerns
    - Suggestions include: An emailed update every 2 months to include the BOD minutes and info from Travis

-Update reminders via FaceBook – Audrey

-Town Hall to meet in person.

Proposed for May 7<sup>th</sup> (Sunday) from 3-4 PM at the pool prior to Trivia.

b. Committee Term Implementations

-Initial discussion began for possible adjustments to DRC including term limits, representation of each AH phase, outline of “phase” attributes used in approval process, maintaining experienced members and knowledge

-Charles added that the Developer has some control over DRC membership (per Covenants) until 2030.

-After discussion, the Board decided more information was needed regarding how the DRC uses guidelines and makes decisions as to approvals.

\*The Board would like to schedule a meeting with the DRC, apart from each committee’s normal meetings, to facilitate understanding of DRC processes.

c. Developer Punch List Agreement

-Ellen Wortman (Marshall, Williams, & Gorham, LLP) was contacted on 3/13/23

-Wortman confirmed no conflict of interest and that they could engage on this project on 3/31

-Kroenke and Babington received initial counsel and comments on the proposed Settlement and Release Agreement on 4/6/23

-Next steps: Kroenke to set up follow-up meeting with resident/homeowner COA board members to review attorney counsel/input concerning Agreement

-Mike B. said the Developer waived any conflict of interest (Board has Developer Appointees)

d. Solar Panel Amendment

-Travis has sent the document to Mike Brown. Has it been forwarded to the Founder yet?

-Mike B. said he is meeting with the Founder this afternoon and will discuss at that time

e. Holiday Lighting

-Travis has checked and the City of Wilmington has no issues with lights in city trees as long as the trees are not damaged

-Need to contact lawyer (Ms. Wortman) regarding potential AH liabilities. Goal is to mitigate risk/harm for the neighborhood. Greg will make this contact and request guidance.

f. Duke Energy Fiber Optic Line

No update provided

g. Expanded Pool House Plans

Audrey – No plans from architect yet; two more weeks.

The person Audrey is in contact with states they do want to be involved in this process.

5) New Business

- Geese Deterrence Efforts Around Shell Bridge Pond

Historically, geese populations around Shell Bridge Pond have caused significant damage to the grass and left excrement that has been problematic. The laser pointers used to chase away the geese in past years have seemed to lose effectiveness. Rod Smith has tested alternative on-water devices and they have proven effective. Rod has asked for reimbursement (<\$500) for new devices, which has been approved.

6) Other New Business – None

7) Next Board Meeting Date/Time

Next meeting to be June 6<sup>th</sup> at 9:00 AM at PMC office.

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

Respectfully Submitted,

Greg Holder  
Secretary

\*\*Community Reminder: For Autumn Hall concerns or questions, please contact  
Travis Crow at Premier Management Company.  
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