

**Recap – Board of Directors Meeting
June 6, 2023**

- **Parking**
The neighborhood has experienced multiple complaints/challenges regarding on-street and alley parking. The Board is considering possible solutions and invites residents to submit suggestions.

- **Holiday Lighting**
The Board has concluded that the governing documents do not prohibit residents from displaying temporary lights during the holidays, including in the “devil strips” and Shannon Garden trees. The Board reminds homeowners that they assume all liability for installation and removal. Please be considerate -- lights should not be a nuisance to your neighbors.

- **Construction Contractors**
The Board has received complaints about construction noise. Community rules say that no exterior work may be performed on Sundays/holidays without prior approval.
Please report violations to Travis Crow at Premier Management so that they may be addressed.

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

Autumn Hall Community
Board of Directors Meeting – June 6, 2023

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

- 1) Meeting called to order at 9:00 AM in the Premier Management Office.
- 2) The Board meeting minutes for April 11, 2023 were approved as presented.
- 3) Committee Updates:
 - a. Landscaping
 - Total expense is trending in line with budget
 - Tree/branch trimming scheduled for August, ahead of storm season
 - Median strips – some to convert to jasmine, others to different grass
 - Border vegetation – Additional \$1900 in expenses due to work along back of black fence in Phase IV
 - b. Finance – Target Funding for Reserves Chart
Revisit numbers/targets at the end of the year. May reallocate funds between the accounts to balance. Reserve in bank account with 4% interest.
- 4) Owner Attendee

Re: Skipper Lane and Englehard common area concerns
Area used to have denser vegetation – has been cleared over time and receives minimal landscaping attention other than agreed pine straw applications and weed control.
Now, service vehicles frequently park in the area. Owner had submitted Common Area Change Request (form) in 2021, to address issues, but it was denied due to overall cost, budget limitations and limited enjoyment of the specific common area by the broader community. Owner is offering to consider alternatives to add plantings in the area to make it more appealing and prevent parking in this area.
There is no irrigation in the area (previously determined was too expensive to install). Need consistency in whole area.

Board: Request owner to resubmit Common Area Change Request using plants approved by Wrightsville Beach Landscaping which would not require installed irrigation, and would use alternative (non-HOA) funding to cover any associated costs. Request will be subject to DRC review and approval.

3) c. DRC

Discussion regarding specific homeowner's fence/painting submission
Background – Original fence height and set-back requirements did not meet AH requirements. After conversation with the homeowner, the DRC agreed to allow the homeowner to leave the set-back "as is" and adjust the fence height by removing two boards. The Owner did not remove the boards. The Owner agreed to paint the fence white.

(All wood fences must be painted or stained, even if it is only a clear coat). The DRC subsequently agreed to extend additional leeway regarding the fence height. The agreement to paint the fence white remained in place. The Owner later submitted to DRC for color change approval, deviating from the agreement to paint the fence white. The DRC denied the color change. The owner is challenging the DRC decision.

The DRC is alerting the Board to the dispute regarding the fence color and soliciting its guidance.

Board: Direct Travis to communicate with the owner. A homeowner may appeal a DRC decision by submitting an appeal to the Board consistent with the AH governing documents. Please advise the owner of the ability to do so and the process involved.

DRC – In reference to April meeting minutes, there are not different guidelines for each phase of Autumn Hall.

5) Old Business

a. Committee Term Implementations

Table until later meeting

b. Developer Punch List Agreement

Redline of agreement provided to Developer's Rep on June 2, 2023

c. Outdoor Lighting – Holidays

These are temporary lights versus permanent lights (which are covered by DRC Design Guidelines).

Board: Finds no rules to prohibit temporary lights during the holidays.

Homeowners assume all liability for installation/removal

Lights should not be a nuisance to your neighbors

In the future, height of trees may be prohibitive to lighting

6) New Business

a. Town Hall Meeting Date

Agreed that Summer is not a good time to schedule

b. Construction Contractor Complaints

Reminder that no exterior work to be performed on Sundays/holidays without prior approval.

Violations, with details, need to be reported to Travis at PMC.

Next Board Meeting Date/Time: July 11, 2023 at 8:30 AM via Computer

There being no additional new business, the meeting was adjourned at 11:40 AM.

Respectfully Submitted,

Greg Holder
Secretary

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travis@premiermanagementnc.com**

