

**Recap – Board of Directors Meeting
July 11, 2023**

- Town Hall Meeting is scheduled for September 10th (Sunday) at 4:00 PM in Arbor Park. Meet with Board members about Autumn Hall questions/discussions. 2024 Budget assumptions and objectives to be discussed as well.
Bring your chair.

- Design Review Committee (DRC) open position to be announced. Details to follow regarding how interested neighbors can apply to be a member of this committee.

- Design Review Committee Guidelines are available on the neighborhood website – autumnhallhoa.com
Please review these guidelines when planning exterior projects and apply for appropriate approvals.
Approvals are required for many exterior projects.

- Annual Owner HOA Meeting is scheduled for November 9th at 6:00 PM.
Location to be announced at a later date.

****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 – July 11, 2023

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

- 1) Meeting called to order at 8:30 AM via Teams Meeting on computer.
- 2) The Board meeting minutes for June 6, 2023 were approved as presented.

3) DRC Fence Review

This is a follow-up to the discussion at the June 6, 2023 meeting. The owner filed an appeal for a fence color change during this period. Members presented their views regarding the color change request. Also discussed was lack of professionalism and courtesy in some communications.

All agreed that the Design Review Committee (DRC) attention to detail made Autumn Hall a very beautiful and desirable neighborhood.

Motion: To uphold the DRC denial of the dark brown stain requested by the owner and, with favorable input by DRC, approval of the lighter brown color alternative stain volunteered by the owner (Benjamin Moore – Hidden Valley #1134).

Motion made and seconded. Discussion.

Motion Approved.

Travis will communicate with the owner and DRC after letters are approved.

*How to ensure new residents receive and are aware of DRC guidelines when they purchase an existing home?

Travis – PMC makes this information available to 95% of the closing attorneys who contact PMC. Comments from the Board indicated not all attorneys are passing along these details.

Suggestion to work with realtors living in Autumn Hall to help communicate. Maybe provide a one-page sheet of what to know in AH.

Travis – will provide a copy of the info PMC presents at closings.

4) Old Business – Committee Term Implementations

The Board still needs to meet with the DRC to better understand functions and processes.

Noted that DRC has an open spot and owners should be invited to apply if interested.

Travis – meets with DRC on Thursday and will request if the committee has questions to ask of prospective members.

Audrey – Will assist in organizing the meeting. Wants to understand what each committee's agenda is prior to scheduling the meeting. To be a stand-alone meeting, not part of either committee's scheduled meetings.

Communicate to AH exactly how DRC has benefited the neighborhood. We live in a premier neighborhood that is in high demand with homes selling quickly. Many want to move here because of the look/aesthetic that has been overseen by the DRC.

5) New Business:

a. Town Hall Meeting Date

A Town Hall meeting is scheduled for Sunday September 10th at 4:00 PM in Arbor Park. Owners are invited to meet with Board members with any questions/topics of discussion as it relates to AH.

The preliminary 2024 budget assumptions and objectives will also be discussed.

Travis – Please reserve Arbor Park for this date.

b. Owner – Common Area Request

An owner has inquired about purchasing a portion of an adjacent Common Area property (part of the Master Association) to add to their current plot size.

Developers are required to have a certain percentage of the development designated as an open area (Common Area). Not a good precedent as other residents may make similar requests.

Would this action be fair to other homeowners if the Board assists one owner by increasing their lot size and value of their home?

Motion: Deny Common Area purchase request of homeowner.
Motion made and seconded. Discussed.

Motion to deny approval upheld.

c. 2024 Budget Process

Travis works the schedule in reverse.

*Begin with Annual Owner HOA Meeting Date:

Set for November 9th (Thursday) at 6:00 PM. No venue set yet.

*Board to meet on September 26th to review Finance Committee recommended 2024 Budget

*Committees to submit budget requests to Travis by September 15th

*Mid-August – Finance Committee will meet to prep first draft of preliminary 2024 Budget

*Meeting Venue Potential

-UNCW – same as 2022 meeting

-Mayfaire hotel has meeting space for 50/60 people

-Eastwood Community Church

Travis – last year that church would not book a meeting

Suggestion that Mike M. ask if that policy is still in place or if we could rent space this year.

d. Work Completion Agreement

Mike Brown – The Developer's attorney has reviewed the documents and will prepare an exhaustive list of comments. That information will then be forwarded to Ellen W. and Tim for review.

6) Other New Business

a. Greg Holder will be rotating off the Board at the end of 2023.

Has been a developer's representative. Mike Brown said the attorney has suggested making this a Residential Board.

b. Fiber Line Update

Mike B. thinks the company chose a different route for the line other than through AH.

- c. Some property owners need reminders about yard upkeep and removing items from the Common Area. Travis to tour AH in a few days and will note these issues and notify owners who need to make changes/improvements.

Next Board Meeting Date/Time:

September 26th at 9:00 AM in the Premier Management Office.

*Meetings scheduled in these minutes:

-Town Hall meeting – September 10th 4:00 PM in Arbor Park

-Board meeting – September 26th 9:00 AM in Premier office

-Annual HOA meeting – November 9th 6:00 PM Location TBD

There being no additional new business, the meeting was adjourned at 10:05 AM.

Respectfully Submitted,

Greg Holder
Secretary

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