

**Recap – Board of Directors Meeting
September 26, 2023**

- Meeting with Developer’s Representatives resulted in an agreement to work together to get AH turned over to the City of Wilmington, including pursuing traffic calming measures such as Stop signs and speed humps on Dungannon and Orton Point.
Emphasized that AH community participation would be necessary if meetings with the City Zoning Board occur.

- Regarding the Common Area along Mentone Alley and the adjacent woods; **Do not put yard debris in this area or any Common Area.**
Collect/arrange yard debris for weekly pick-up by the city and keep on your individual property.

- Watch for a survey regarding your input on potential expansion of community space in the pool area. Please respond so the Board can gauge interest.

- Committee positions are open and in need of candidates. Two positions are open on DRC as well as the Landscape Committee Chair position. Please contact Travis Crow to express interest.

- AH Annual Owner HOA Meeting date has been changed to December 7th at 6:00 PM. Location to be announced.

- Town Hall (Sept. 10th) – General comments/questions from neighbors
 - Traffic issues – Calming devices, No Trucks signs on Orton Pt, No Parking signage in other areas
 - Alley issues, including crumbling blacktop on Mentone and Orange Plank and clogged storm drains
 - Vegetation obstructing traffic views at traffic circle and Eastwood at Dungannon

- Shell Bridge deck deteriorating, major algal issues in pond (restock carp), needs dredging
- Mowing of empty lots – vegetation is overgrown
- Request to complete Edisto median strips
- Sidewalks – some are lifting
- Parking challenges
- Pool pavilion – potential plan

Some of these items will be taken to the Developer for consideration, others to the City of Wilmington. The Board/HOA can deal with some items. Expect more detail and an update at the HOA Annual meeting in December.

****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 – September 26, 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 July 11, 2023 were approved as presented.
- 3) Old Business
 - a. September 22nd Developer Meeting Recap

Agreed to work together to get AH turned over to the City.
Discussion to keep Stop signs and speed humps/placement
-Orton Point & Old Garden – Stop signs, two speed humps on Orton Pt
-Dungannon & Orton Point – Stop signs, two speed humps on Dung.
Mike B. – has a contact to determine what is necessary for a traffic study.
Unclear if Stop signs to remain through a traffic study. Mike B. will check
Agreed to meet again in 30 days for updates.
Emphasized AH community participation necessary if meetings with City Zoning Board occur.
An updated Punch List to be submitted, eliminating the fire pit item for reimbursement consideration.
 - b. Owner Landscaping Proposal – Skipper Lane Common Area

Final approved plan has been received and plantings to be installed by Wrightsville Beach Landscaping.
The Board is considering this proposal and asking neighboring residents for input since the work is in a Common Area and is a resident proposal.
 - c. Parking Ideas/Suggestions

Mike B. advised talking to the City about enforcement to understand exactly what authority AH has. NC state laws may be changing.
Also, would be the time to talk to the City about adding “No Parking” and/or other appropriate signage for some streets.

4) New Business

a. Adopt 2024 Budget and Confirm Annual Meeting Info

Proposed 2024 Budget at \$384,060

Increases in Reserve Funding, Landscaping and Master HOA Dues.

Question of worth of having a Reserve Study undertaken. Travis said an Engineer Reserve Study could cost \$ 3-5,000. Potentially share the cost with the Master Association due to infrastructure involved?

Discussion to increase HOA dues \$5-10/month due to increased costs and to maintain Reserves.

Motion: Increase AH HOA dues by \$10 per month (\$195). Motion made and seconded.

Would increase annual revenue by \$20,760.

Asked Finance Committee to provide more detailed information as to which areas the extra funds would be directed to.

Motion Tabled: Motion to table made, seconded and approved.

Discussion to resume at the next Board meeting.

The date was changed for the AH Annual Owner HOA Meeting.

The new date is December 7, 2023 at 6:00 PM.

Travis to check availability of UNCW – Fisher University Union (last year's meeting place).

b. Common Area near mailbox on Susquehanna by Mentone Alley

Owners are putting yard debris in the woods off Mentone Alley.

This practice is not allowed. This area is a Common Area and dumping of any kind is not allowed.

Wrightsville Beach Landscaping has been instructed to remove the yard waste in this area that has been deposited by AH homeowners.

Reports that this practice has created issues between some of the homeowners.

Owners should deal, amicably, to resolve disputes between each other.

c. Six Run Creek Lane Alley Inquiry

There is an additional asphalt build-up along the alley side of an empty lot that contributes to water run-off, but is not the only source of run-off.

Construction of additional houses likely added to the volume of run-off.

Board – Who added the additional asphalt? Was this project discussed with anyone or approved by anyone? Travis to investigate.

Noted there are laws about water run-off affecting a neighbor's property.

Issue should be discussed and resolved between the owners on this alley.

Homeowners in another section of AH had a similar situation and discussed with each other to find a solution (in this case, adding a cistern). Travis to communicate direction to inquiring resident.

The Board moved into an Executive Session at 10:25 AM.

d. DRC Position on Artificial Grass

DRC provided details about two homeowners who have added artificial grass without seeking approval for the installation.

Travis – notify the two homeowners that each should apply to the DRC for approval of their artificial grass.

If the approval is denied by DRC, the artificial grass would be required to be removed within 30 days of notice of the denial.

5) Board and Committee Reviews

a. Board Position Status

Three board position terms will expire at the end of 2023 (Kroenke, Macchiaverna, Monteith). All current Board members committed to continue their terms in 2024 as needed. Greg has agreed to stay on the Board as a developer appointee through 2024 as well.

The three developer appointee positions will convert to elected positions in 2025, with elections for those positions to be held at the 2024 annual meeting.

b. Landscaping Committee Chair Replacement

Current Chair (Kroenke) will step off committee at the end of 2023.

No progress in recruiting

c. DRC Member Reach Out

No progress in recruiting

d. Survey for Community Space at Pool Plans

Audrey given green light to transmit the survey to AH owners for input.

- 6) Next Board Meeting Date/Time
October 24, 2023 at 9:00 AM via computer (Teams meeting)

There being no additional new business, the meeting was adjourned at 11:00 AM.

Respectfully Submitted,

Greg Holder
Secretary

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