

Recap – Board of Directors Meeting October 24, 2023

- The Board has accepted the 2024 Proposed Budget as presented. The total budget for 2024 will be \$404,820.00.
Monthly 2024 HOA dues will increase by \$10 to \$195.00/month per owner.

The Autumn Hall annual owner's HOA meeting will be held at UNC-W Fisher University Union on December 7th at 6:00 PM. An official notice from Premier Management will be provided with meeting details.

- The Board has approved two new members for the Design Review Committee (DRC). The two new homeowner members are Austin Williams and Kim Levine.

- Community Space Survey Results – A significant number of owners are not interested in adding a pool pavilion as an enhancement. As such, a new structure will not be pursued. Most members prefer improvements to the current facilities, such as updating/refreshing the bathrooms. A subcommittee will be convened to consider improvement possibilities.

- Covenants/Governing documents provided by Premier Management at closing. Realtors and Closing Attorneys (in 90-95% of Autumn Hall home sale transactions) are provided: Charter, By-Laws, Articles of Incorporation, Design Review Committee Guidelines, and Pool Rules.
Premier Management also provides buyers with a welcome letter with links to the Autumn Hall website and details of paying HOA dues.

- Parking Issues in Autumn Hall
Street parking – Consulting with Wilmington Police Department provided the following advice:
 - The HOA can deal with issues as prescribed in the community rules, until turnover to the city.
 - Once city property, if a vehicle is on a city- maintained street/road and parking is allowed there and the vehicle is facing the correct direction, the Police Department has no issues.

-If the vehicle is in a No Parking Zone, by a Fire Hydrant, parked too close to an intersection, has expired license plate or looks abandoned/derelict, the police department will deal with the vehicle.

-The Board has been advised by an outside attorney that enforcing street parking rules in an HOA can be difficult in New Hanover County. Also, North Carolina has a new law working through the Legislature that could have bearing on future street parking enforcement abilities.

Common Area Parking – Owners parking in any Common Area are subject to citing by the Board and fines. If an owner damages a Common Area, the Board can require that owner to pay for repairs to the Common Area to restore the area to original condition.

The Board has authorized Premier Management to send notices to offenders parking in Common Areas to cease parking there, otherwise fines will be levied.

Please note a community-wide email regarding Autumn Hall Community Reminders was emailed by Premier Management on Monday July 24, 2023. The email contents included a statement that residents are not allowed to park in Common Areas at any time.

****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 – October 24, 2023

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

- 1) Meeting called to order at 9:00 AM via Teams Meeting on computer.
- 2) The Board meeting minutes for September 26, 2023 were approved as presented.

3) Old Business:

a. 2024 Proposed Budget

The Finance Committee has reviewed annual Fixed Costs and Reserves.

They recommend increasing some Reserves –

Emergency Reserve target to \$75,000

General Reserve target to \$15,000

Infrastructure Reserve (formally Alleys/Sidewalks) target to \$60,000

Original numbers were set years ago. Inflation and other factors have led to higher expenses.

Still see the need for a Reserve Study, in tandem with the Master Association. This to study high risk cost areas like – Pool, Sewers, Pond.

The Finance Committee recommends a \$10/month increase in Autumn Hall HOA dues. Total dues would be \$195/month beginning in January 2024.

Motion: Increase Autumn Hall monthly HOA dues by \$10 starting in January 2024 (total monthly dues to be \$195.00).

Motion made and seconded. Discussion.

Motion Approved.

Annual Meeting – Travis has reserved the venue at Fisher University Union on the UNCW campus for December 7, 2023 at 6:00 PM.

b. Resident Landscaping Proposal – Skipper Lane area

The Landscaping Committee provided a summary of comments by residents in the vicinity of the proposed landscaping. After reviewing

the comments, the Board is not in favor of any changes to the Common Area in the Skipper Lane area. The case for keeping the area as it is currently is more compelling.

Motion: The Board denies the homeowner request to make landscape changes to an area along Skipper Lane. Travis is to provide to the applicant a generalized summary of neighbor's input so the owner understands the basis of the decision.

Motion made and seconded. Discussion.

Motion to deny Approved.

c. Design Review Committee Appointments

Four AH homeowners have applied to become members of the Design Review Committee to fill two vacancies.

The Board reviewed the four candidates.

Motion: The Board appoints Austin Williams and Kim Levine to the Design Review Committee.

Motion made and seconded. Discussion.

Motion Approved.

4) New Business:

a. Bathroom needs at Arbor Park

Requests for portable toilets for events. Some folks want permanent facilities.

Have the Social Committee coordinate the needs for events and increase their budget if needed to cover this expense. They can investigate the costs.

Permanent facilities would need to be addressed by the Developer as this area is part of the Master Association.

b. Community Space Survey Results

After our initial survey in 2022, which asked residents what improvements they would like to see in AH, an overwhelming number of responses indicated interest in improvement/expansion to the pool house and community space. With the second survey recently completed, a majority of responses reveal owners are NOT interested in adding a pool pavilion as an enhancement. While over 50% of responders voted NO for the structure, nearly 25% were willing to spend

more than the proposed budget on enhanced space. Some residents requested an even more substantial structure be considered. Based on the results, we will not continue investigation of a new structure.

The open comments on the survey indicate most residents prefer improvements to the current facilities, such as updating/ refreshing the bathrooms and adding a roof to existing pergolas. An Infrastructure subcommittee will be convened to consider the more modest improvement possibilities. Additional information will be coming soon.

Thank you for taking the time to participate in the surveys and for providing your feedback.

c. Items Provided by Premier Management at Closings

When a Closing Attorney contacts Premier Management (90-95% of transactions), they are provided: Autumn Hall Charter, By-Laws, Articles of Incorporation, Design Review Committee Guidelines, Pool Rules.

Realtors and Closing Attorneys receive this information and prospective buyers acknowledge receipt of these documents.

Premier Management also provides a welcome letter to home buyers with links to the AH website and information regarding paying HOA dues.

d. Homeless in Vacant Woods

There have been, at times, two or three tents in areas around AH. Some of these tents have been seen in the area between the fence and Eastwood Road.

The Police cannot react unless the homeless do something in violation of the law. Review of the property lines shows this area is property owned by the HOA. Anyone in this area is trespassing.

If Travis Crow is notified, he can dispatch someone to deal with a trespasser. Maintenance can remove items in the area.

Recommended for Premier Management to provide a notice with a deadline for any trespassers to vacate the area.

e. Six Run Creek Alley – Built Up Curbs

PMC has received no answer from the owner of the lot.

Other homeowner does not feel the curbs are the cause of water drainage issues occurring on their property.

A solution needs to be coordinated with neighbors backing to the alley.

Not a Board or HOA issue to resolve or remedy.

f. Landscape Committee Chair

An owner has been identified to be Landscape Committee Chair when Tim steps down at the end of 2023.

Chris Hamilton will chair the Landscape Committee beginning in January 2024.

g. Parking Issues – Streets/Common Areas

The Wilmington Police Department was consulted about street parking rules. Response:

-The HOA can deal with issues as prescribed in community rules until the turn over to the City

-If a vehicle is on a city-maintained street/road and parking is allowed and vehicle is facing the correct direction, the Police Department has no issues.

-If a vehicle is in a No Parking Zone, by a Fire Hydrant, parked too close to an intersection, has an expired license plate, or looks abandoned/derelect, the police department will deal with the vehicle.

An outside attorney has advised the Board that enforcing traffic rules in an HOA can be difficult in New Hanover County.

Also, North Carolina has a new law advancing through the Legislature that could have bearing on future enforcement abilities.

A non-resident has been parking two vehicles in AH. These streets are still owned by the Developer, so this person is trespassing.

Travis will discuss this issue with Mike Brown.

Common Area Parking

Owner(s) continue to violate this rule. The Common Area has been degraded by parking.

Travis has been directed to cite any owners in violation. Offenders are to cease parking in the Common Areas otherwise fines will be levied.

Also, the Board can require that an owner pay for repairs needed to restore a Common Area to original condition.

As a reminder, this issue was addressed in an Autumn Hall email, "AH Community Reminders", dated Monday July 24, 2023. Residents are not allowed to park in Common Areas at any time.

h. Holiday Lighting

There will be a fuller discussion at a later Board meeting.

i. DRC Appeal – Artificial Turf

An owner has appealed a DRC rejection for artificial turf in their back yard.

The Board continues to discuss the appeal. No action is required by the homeowner while the Board completes a review.

Travis suggested that the Board consider the other owners with artificial turf while reviewing this case.

5) Next Board Meeting Date/Time

To be announced

There being no additional new business, the meeting was adjourned at 11:15 AM.

Respectfully Submitted,

Greg Holder
Secretary

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