

**AUTUMN HALL
ANNUAL HOMEOWNERS MEETING
DECEMBER 7, 2023**



WELCOME & INTRODUCTIONS

Charles Babington– COA PRESIDENT

TOPICS FOR TODAY:

- *AUTUMN HALL OVERVIEW*
- *STATUS OF LOTS/HOMES*
- *DRC OVERVIEW AND REMINDERS*
- *COMMITTEE REPORTS*
- *2024 BUDGET RATIFICATION*
- *BOARD ELECTION FOR 3 DIRECTOR SEATS*



Autumn Hall Community Association

COA BOARD STRUCTURE AND MEMBERS

2023 COA Board Structure

- 1 DEVELOPER REPRESENTATIVE
- 3 DEVELOPER APPOINTEES
- 3 ELECTED HOMEOWNERS

2023 COA Board

- ~ Charles Babington, President
- ~ Audrey Monteith, VP
- ~ Greg Holder, Secretary
- ~ Kris Zayko, Treasurer
- ~ Mike Macchiaverna, M & L
- ~ Tim Kroenke, M & L
- ~ Mike Brown, Developer & M & L



COA BOARD

ADVISORY COMMITTEES AND MEMBERS

Landscape Advisory Committee

- Chris Hamilton (Chair)
- Armand Daniel
- Debra McArthur

Infrastructure & Pool Committee

- Eric Darnell (Chair)

Design Review Committee

- Mary Beth Burns (Chair)
- Kim Levine
- Austin Williams
- Allen Van Dyke
- Mike Brown, Developer Rep
- Scott Lehtrecker Designer Rep

Financial Advisory Committee

- Kris Zayko (Chair)
- John Duff

Social Committee

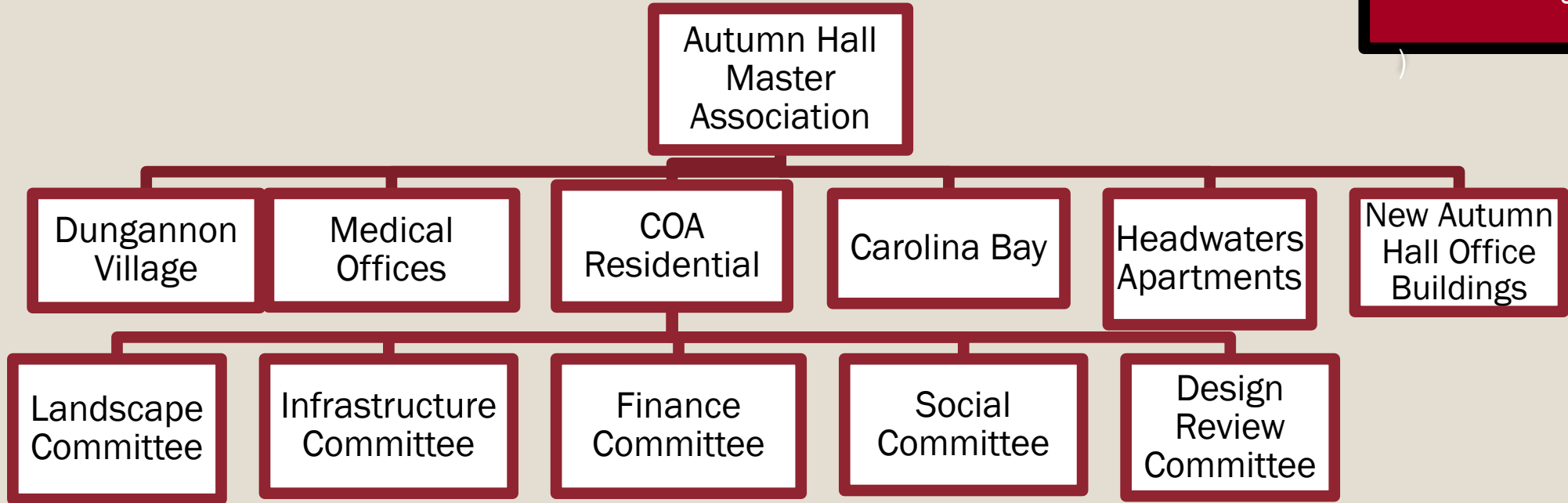
- Bekki Guidice (Co-Chair)
- Liz Darnell (Co-Chair)
- Kim Levine
- Kimberly Watson Duff

- *COMMITTEE CHAIRS & COMMITTEE MEMBERS APPOINTED BY BOARD*
- *EXPRESS INTEREST TO CONTINUE EACH YEAR*
- *GIVE YOUR NAME TO TRAVIS TO JOIN A COMMITTEE*



AUTUMN HALL ORGANIZATION OVERVIEW

Master Board
Brian Eckel
Mike Brown
Charles Babington



MASTER & COA RESPONSIBILITIES

ORANGE

MAINTAINED BY MASTER

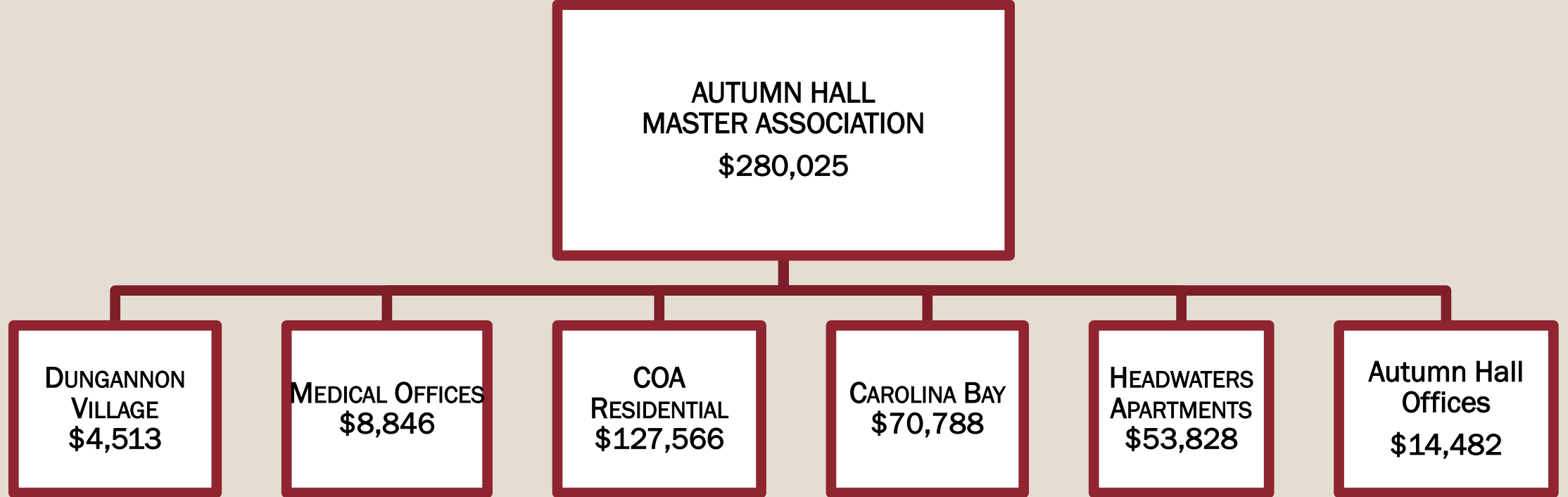
- Arbor Park
- Collector Roads
- Drainage Ponds

YELLOW

MAINTAINED BY COA



FUNDING THE 2023 MASTER ASSOCIATION



RESPONSIBILITIES OF THE MASTER ASSOCIATION

MAINTAIN COLLECTOR ROADS:

- Dungannon
- Orton Point
- Carolina Bay Drive

MAINTAIN COMMON DRAINAGE:

- Shell Bridge Park
- Headwaters Pond Area

MAINTAIN ARBOR PARK

- Common Area

Street Turnover Background

- Streets, sidewalks and storm water drainage in Autumn Hall will be turned over to the City of Wilmington (COW)
- In October 2020 the COW provided the Developer with a list of requirements/changes/updates that would be required before the COW would accept the turnover
 - *Sidewalk and street repair and compliance*
 - *Signs and markings compliance*
 - *Street lights*
 - *Traffic calming*
- Developer has addressed a majority of outstanding issues
- Finalization of the street turnover is expected in the next 3-6 months



Street Turnover Remaining Items

- Request by COW for additional Street Lights – Developer has met with Duke Energy, reviewed all locations, and Duke Energy is preparing a quote to complete the work. This is expected to be scheduled upon receipt of Duke Energy quote.
- Street Repair Punchlist – Two Panels of Sidewalk remain on the list and will be repaired. Contractor has scheduled this work for completion.
- Street Signs – City has provided a list of signs that they would like replaced. These signs were reviewed with our signage vendor last week in prep for resolution of this open item.
- City will require a non-standard hardware agreement – Received and under review by Developer.
- City requires as-builts of Stormwater System and Conveyance of Easements. As-Builts are being prepared by contractor and easements are being reviewed by Developer.
- Community request for Traffic Calming Devices and three way Stop Signs at three locations - Pending results of traffic analysis, City will provide us (and HOA) direction on what opportunities are available.



Developer Punch List Discussions

■ Background

- *“Punch list” consisting of HOA requested items associated with common areas and/or common area amenities in the AH neighborhood as well as street turnover related issues*
- *Timeline*
 - Summer 2021: HOA requested Punch list developed/formalized
 - Oct. 2021: Punch list presented to developer representative
 - March 2022: Refined punch list provided to developer representative
 - April, June, August and Oct. 2022 Board Meetings:
 - Nov. 2022: Draft Legal Agreement/Proposal received from Developer – draft included language pertaining to street turnover to city and an outlined list of items that the Developer would consider funding subject to the Agreement.
 - Feb/March 2023: Legal counsel retained for Agreement review
 - June 2023: Redline of Agreement returned to Developer with additional items added and several key terms modified.
 - Aug. 2023: Developer response to redline received acknowledging that additional items had been added vs. what had been previously discussed with HOA and previously proposed by Developer in November of 2022.
 - Sept. 2023: Meeting with Developer to discuss resolutions to outstanding Agreement issues including street turnover clarity. Developer’s stated position was that the Nov 2022 offer had not been accepted and was thus withdrawn and the counter offer provided by HOA in June 2023, was not acceptable to Developer and thus rejected. As such there was no agreement between the parties as of this date. The need to address the traffic calming was identified at the initiation of the street turnover process. Traffic Calming Devices tied to the street turnover were emphasized as an item of importance, which the HOA had historically requested the Developer’s assistance with (and if to be considered by Developer, the scope of the request would need to be first defined).
 - Nov. 2023: Based on feedback from COW, a traffic study was conducted to inform needs for traffic calming. Results are pending from the Kimley Horn and expected week of December 11th-15th.



Developer Punch List Request Summary:

Item	Description	Requested reimbursement or status/action
A	Mound Battery island irrigation and landscaping	\$3,424
B	Susquehanna - Dungannon intersection common area – complete landscaping	\$10,000
C	Midnight Channel – Pantego Lane Island landscape after reshaping island	\$2,500
D	Irrigation installed for sod at corner of Susquehanna and Striking Island	\$1,400
E	Install intervention for drainage issues in area west of pool	\$2,000
F	Repair/straighten black fence on Suquehanna Lane	TBD
G	Install intervention for two rain water wash out areas on Susquehanna	\$6,294
H	Replace (cut) gas lines on corner of Dungannon and Old Garden	(repair)
I	Street Turnover: Traffic calming on Dungannon and Orton Point – perform traffic study and implement any needed traffic calming measures (note: City has informed Developer stop signs and speed bumps on Dungannon must be removed as well as the stop signs on Orton Point)	TBD

RESIDENTIAL DEVELOPMENT STATUS OF LOTS AND HOMES

- HOMES BUILT/LOTS PRIVATELY OWNED - 173
- TOTAL HOMES/LOTS IN AH - 173
- 1 HOMES UNDER CONSTRUCTION
- 6 VACANT LOTS WITHOUT CONSTRUCTION
 - *4 Lots with preliminary plans*



Design Review Committee Submissions

The following exterior home changes, additions and renovations require submission of the "Architectural Review Form" to the Design Review Committee (available at autumnhallhoa.com)



- Change of house color, shutters, or shutter removal/addition
- All fences/walls, additions, exterior structures, fireplaces, porch enclosures and patios
- Change of landscape design (maintenance and minor plant replacement does not require submission)
- Grass and ground cover removal
- Tree removal
- Generators, water feature ponds and pools
- Exterior home improvements

*The DRC is available for site visit consultations on major projects to clarify approval or to address denials.**

2024 BUDGET OVERVIEW

FINANCE ADVISORY COMMITTEE

\$10 INCREASE TO DUES IN 2024 (\$195/MONTH)

- MONTHLY INCOME FROM DUES
 - 173 LOTS AT \$195/MONTH = \$33,735
 - DUES INCREASE: \$20,760 ADDITIONAL INCOME
- ANNUAL INCOME
 - \$404,820
- 2024 BUDGET OBJECTIVES:
 - FUND INCREASED FIXED EXPENSES (APPROX. \$20,000)
 - CONTINUE TO FUND RESERVES TO AVOID COSTLY FUTURE ASSESSMENTS
 - CONTINUE TO ENHANCE THE COMMUNITY (LANDSCAPE, SOCIAL)



2022-2024 BUDGET OVERVIEW & DIFFERENCE

EXPENSES BY CATEGORY

	2022	2023	2024
MASTER ASSOCIATION DUES	\$123,119	\$118,383	\$127,566
RESERVES	42,000	39,600	31,800
LANDSCAPE COSTS	153,300	163,300	176,000
INFRASTRUCTURE & POOL COST	38,797	37,434	40,504
ADMINISTRATIVE COSTS	21,144	25,344	28,950

BUILDING RESERVES

■ TARGET GOALS FOR RESERVES FUNDS:

	Target	Actual (8/31)	2023 Monthly Budget	Projected YE 2023	% Target	2024 Contributions	Projected YE 2024	% Target
Reserve Funding								
Emergency	\$ 75,000	\$ 65,621	\$ 2,000	\$ 73,621	98%	\$ 1,200	\$ 74,821	100%
General	\$ 15,000	\$ 9,505	\$ 200	\$ 10,305	69%	\$ 1,200	\$ 11,505	77%
Landscape	\$ 20,000	\$ 21,014	\$ 400	\$ 22,614	113%	\$ 0	\$ 22,614	113%
Pool Surface & Equipment	\$ 60,000	\$ 18,050	\$ 400	\$ 19,650	33%	\$ 8,400	\$ 28,050	47%
Poolhouse	\$ 10,000	\$ 3,595	\$ 100	\$ 3,995	40%	\$ 2,400	\$ 6,395	64%
Infrastructure	\$ 60,000	\$ 10,833	\$ 200	\$ 11,633	19%	\$ 18,600	\$ 30,233	50%
Total	\$ 240,000	\$ 128,618	\$ 3,300	\$ 141,818	59%	\$ 31,800	\$ 173,618	



ADMINISTRATIVE COSTS

- 2023 Expenses - \$25,450
 - *SOCIAL COMMITTEE BUDGET*
 - *INSURANCE*
 - *PREMIER MANAGEMENT FEE*
 - *LEGAL AND ACCOUNTING*
 - *SUPPLIES AND MISCELLANEOUS*



Landscape Advisory Committee

2023 COMPLETED PROJECTS

- TREES:
 - *FEBRUARY TRIMMING TO THIN CANOPY AND ADDRESS ENCROACHMENT ON HOMES*
 - *AUGUST REMOVAL OF DEAD TREES AND PROBLEM LIMBS (PRIOR TO HURRICANE SEASON)*
- MEDIAN (DEVIL) STRIPS
 - *FAILING GRASS REPLACED ON FOLLOWING STREETS; DUNGANNON, OLD GARDEN, EDISTO, STRIKING ISLAND, MOUND BATTERY, HANAHAN*
- OTHER:
 - *FLOWER PLANTING (2X PER YEAR) INITIATED FOR TRAFFIC CIRCLES ON MIDNIGHT CHANNEL, MOUND BATTERY*
 - *BORDER FENCE VEGETATION MANAGEMENT: VEGETATION CUT BACK/CONTROLLED TO AID IN FENCE MAINTENANCE*
 - *PARK BENCHES INSTALLED AT FRONT OF CHAPEL PARK*
 - *PLANTINGS INSTALLED ON SW CORNER OF SUSQUEHANNA*
 - *SHRUB REPLACEMENT: REPLACE VARIOUS FAILING SHRUBS*



Landscape Budget Summary

Category	2023 Budget	2023 Forecast	2024 Budget	Comments
Wrightsville Beach Landscaping Contract	\$88,800	\$88,800	\$96,000	Includes: - \$82,920 for general maintenance - \$13,080 billable items (turf health programs, island flowers, etc)
Irrigation System	\$7,500	\$8,000	\$9,000	System repairs increasing with system age
Landscape Supplies	\$25,000	\$22,704	\$26,000	Covers the cost associated with spring mulch and pine straw applications
Landscape Projects	\$42,000	\$43,796	\$45,000	Tree trimming and removal, median strip refresh, shrub replacement ,other enhancements
Total	\$163,300	\$163,300	\$176,000	7% increase



Landscape Budget Detail

- WRIGHTSVILLE BEACH LANDSCAPING (WBL) CONTRACT SERVICES (\$82,920)
 - \$6,910/MONTH INCLUDES:
 - 42 PREMIUM LAWN SERVICE VISITS (CUT AND TRIM)
 - 26 MAINTENANCE TRIMMING VISITS FOR SUSQUEHANNA LANE
 - 5 TURF FERTILIZATIONS IN PARKS
 - 8 TURF FERTILIZATIONS IN STREETScape (MEDIAN STRIPS)
 - 2 TURF INSECTICIDES
 - 8 TURF HERBICIDES
 - 12 DETAIL/TREE PRUNING VISITS (UP TO 10 FEET HIGH)
- WBL TIME & MATERIALS WORK IN 2022 BUDGET: (\$13,080)
 - AERATION OF ALL TURF AREAS (\$1,680)
 - BED HERBICIDES (\$5,500)
 - EASTWOOD BERM MAINTENANCE (\$400)
 - TREE WATERING (\$1,250)
 - ANNUAL FLOWER BEDS (\$4,250)



Landscape Budget Detail

- IRRIGATION SYSTEM REPAIRS (\$9,000)
 - *INCREASED TO COVER REPAIRS TO AGING SYSTEM*
- LANDSCAPE SUPPLIES (\$26,000)
 - *SPRING REFRESH INCLUDING MULCH AND PINE STRAW*
 - *ALL COMMON AREAS*



Landscape Budget Detail

- LANDSCAPE PROJECTS
 - TREE TRIMMING (\$12,500)
 - LIFT/THIN CANOPIES ON MORE MATURE TREES TO LESSEN WIND/STORM DAMAGE
 - CUT BACK CANOPIES ENCROACHING ON HOMES/STRUCTURES
 - MEDIAN STRIP REFRESH (\$11,000)
 - REPLACE GRASS AND JASMINE AS NEEDED
 - DEAD TREE REMOVAL (\$5,000)
 - REMOVE DEAD TREES AND PROBLEM LIMBS PRIOR TO HURRICANE SEASON
 - SHRUB/PLANT REPLACEMENT (\$5,750)
 - AS NEEDED FOR DISEASED, FAILING PLANTS
 - SUSQUEHANNA LANE – DUNGANNON COMMON AREA REFRESH (\$5,250)
 - EXTRA FUNDING IN ADDITION TO DEVELOPER FUNDED PLANTINGS AND IRRIGATION
 - SHELL BRIDGE POND BENCHES (\$2,500)
 - PLACE/SECURE TWO BENCHES IN SHADED AREAS
 - SHANNON GARDENS REFRESH (\$3,000)
 - REFRESH AREA ON NORTHERN END OF SHANNON GARDENS



Master Association Landscaping Projects

- Additional Master Association Landscape Projects
 - *TREE TRIMMING ON MASTER ROADS (DUNGANNON, ORTON POINT, OTHER)*
 - LIFT AND THIN CANOPIES ON MORE MATURE TREES TO LESSEN WIND/STORM DAMAGE
 - CUT BACK CANOPIES ENCROACHING ON HOMES/STRUCTURES
 - DEAD TREE REMOVAL
 - *MEDIAN STRIP REPAIR/REFRESH ON MASTER ROADS*
 - REPLACE GRASS AND/OR INSTALL ASIATTIC JASMINE AS NEEDED
 - *EASTWOOD ENTRY REFRESH*
 - REFRESH MEDIAN STRIP ON NW SIDE OF DUNGANNON
 - REFRESH EAST SIDE MEDIAN STRIP CLOSE TO OLD GARDEN



INFRASTRUCTURE & POOL

PROJECT UPDATES

■ POOL

- *EXTEND MAINTENANCE CONTRACT*
- *REPAIR /REPLACE LOUNGE CHAIRS*
- *POWER WASH DECK*
- *UPGRADE RESTROOMS AND PERGOLAS*

■ PARKS:

- *REPAIR BOARDS AND POWER WASH SHELLBRIDGE POND BRIDGE*
- *POWER WASH ALL FURNITURE AND FIREPLACES*



SOCIAL COMMITTEE

■ 2023 EVENTS

- *Memorial Day Poolside*
- *Meet & Greet*
- *Bocce & Bourbon*
- *Back to School Ice Cream Social*
- *Halloween Party*
- *Fall Block Party*
- *Chili Cook Off*
- *Turkey Bowl*
- *Winter Warmer*
- *Misc. Live Local Music in the Neighborhood*
- *Trivia Night*
- *Scavenger Hunt*
- *Beer Club*

■ FREQUENT NEIGHBORHOOD ACTIVITIES

- *Thirsty Thursdays (Spring)*
- *Fireside Friday (Fall)*
- *Bunco (Monthly)*
- *Yoga at the pool*
- *Red Wagon Food Donation*
- *Book club*
- *Mah-jongg*



HOW TO FIND OUT ABOUT NEIGHBORHOOD EVENTS??

- MAILBOX FLYERS
 - COA EMAILS
- PREMIER & GOOGLE CALENDAR
 - FACEBOOK
- POOL HOUSE BILLBOARD
- SOCIAL EVENT EMAIL LIST FROM PREMIER PORTAL EMAIL LIST - UPDATES BIANNUALLY (EMAIL SOCIAL COMMITTEE MEMBER TO ADD YOUR ADDRESS PROMPTLY)



2023 BOARD ELECTION

- 3 OPEN BOARD SEATS
- TERMS OF 2 YEARS
- 2024 3 DEVELOPER APPOINTEE SEATS WILL CONVERT TO ELECTED POSITIONS
- TERMS WILL STAGGER WITH 3 SEATS OPEN EACH YEAR



Founding Documents

Autumn Hall has Founding Documents, such as:

- Community Charter for Autumn Hall
- By-Laws of Autumn Hall
- Design Review Guidelines - Addresses any exterior changes to a residence or yard
- Exhibit C Rules - Addresses other rules and behavior that may occur in the neighborhood
- Master Community Covenant for Autumn Hall
- Other documents and forms

These items can be found at: autumnhallhoa.com or www.PremierManagementNC.com

Each owner is encouraged to familiarize themselves with these documents.

SUMMARY

- PROPOSED DUES FOR 2024 INCREASING TO \$195/MONTH
- RESERVES ARE BEING BUILT UP
- PROJECTS IMPORTANT TO HOMEOWNERS ARE BEING PRIORITIZED AND IMPLEMENTED
- INFORMATION ON AH COMMUNITY IS UPDATED REGULARLY AND ACCESSIBLE AT www.autumnhallhoa.com





THANK YOU

