

**Recap – Board of Directors Meeting
February 13, 2024**

- Regarding artificial grass in Autumn Hall, the Board upholds the DRC position against artificial grass in the neighborhood. Thoughts are that this product does not keep with the aesthetics of Autumn Hall as envisioned by the Founder.

- For Parking Enforcement in the Common Areas, the Board has approved adding “No Parking” signs to areas with continued problems. Escalating fines may be imposed upon repeat violators. First Offense - \$25/Second Offense - \$50/Third and Subsequent - \$100. The Board will ask the City if “No Parking” signs can be added to some of the public streets to reduce congestion and allow for clear passage of emergency vehicles.

- The Traffic Engineers who conducted the traffic study in Autumn Hall have reported that we do not have a speeding problem. Their data showed that 85% of drivers on Dungannon Blvd and Orton Point Road were going at or below the posted speed limit. The Board will set up a meeting with the City to discuss how AH can control/limit speeding in the neighborhood.

- Board Officers for 2024
President – Kris Zayko
Vice President – Audrey Monteith
Treasurer (Finance) – Tim Kroenke
Secretary – Greg Holder

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

Autumn Hall Community
Board of Directors Meeting – February 13, 2024

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

- 1) Meeting called to order at 10:00 AM in the Premier Management Office.
- 2) The Board Meeting minutes for October 24, 2023 were approved as presented.
- 3) Old Business:
 - a. Appeal on Artificial Grass

Board members attended a DRC meeting on December 6, 2023 for more information about the DRC stance on artificial grass.
The pros and cons were presented for use of the product.
The decision is that use of artificial grass does not keep with the aesthetics of AH as envisioned by the Founder.
Motion: The Board upholds the DRC position opposing artificial grass in AH.
Motion made and seconded. Discussion.
Motion Approved.
Previous appeals are denied. Their artificial grass is to be removed.
 - b. Parking Enforcement

Public street parking – Given the impending turn-over to the City, pending North Carolina law, and legal advice from our HOA attorney, street parking will be enforced by the City, not the HOA. Residents should familiarize themselves with the City’s parking rules. Residents who have complaints about parked vehicles should report those to the City for enforcement.

The Board will ask the City if “No Parking” signs can be added to some public streets to reduce congestion and facilitate ease of access for emergency vehicles.

No parking is allowed in AH Common Areas. The Board has approved installing “No Parking” signs in areas with continued problems.

Escalating fines may be imposed upon repeat violators.

First Offense fine - \$25.00

Second Offense - \$50.00

Third & Subsequent - \$100.00

c. Traffic Study Results

There was a traffic study conducted on Dungannon Blvd and Orton Point Road from November 29 – December 2, 2023.

The traffic engineers reported – “Based on the collected data from 85% of drivers are driving at 25 mph or less. Traffic engineers use the 85th percentile speed as a standard to set the speed limit at a safe speed, minimizing crashes and promoting uniform traffic flow along a corridor. ...Since the locations we captured are all at or below the 25 mph posted speed limit, we do not see a speeding problem.”

Mike B. will set up a meeting with the City so the Board can ask what can be done to control/limit speeding in AH.

4) Officer Elections for 2024

Slate presented as:

President – Kris Zayko

Vice President – Audrey Monteith

Treasurer (Finance) – Tim Kroenke

Secretary – Greg Holder

Motion: To approve this slate of candidates.

Motion made and seconded.

Motion Approved.

5) New Business:

a. Request from owner at 5213 Clear Run Drive to access his back yard through the fence on Susquehanna Lane alley. A pool is to be removed. The request is approved.

The AH HOA needs additional fence work along Susquehanna Lane and thoughts are the same contractor can take care all needed work.

- b. Common Area Parking Request
An owner has asked for permission to park in the Common Area.
Request denied. Travis to communicate this decision.

 - c. Azalea Park Upgrades
Chris Hamilton (Landscape Committee Chair) has suggested some changes/upgrades to Azalea Park.
The Board feels that DRC needs to review any changes and provide input since the look of the area could be altered.
If DRC approves, then return to the Board to discuss financing for the projects.

 - d. Holiday Lights Review
No changes to the information provided by the Board on June 6, 2023.
Homeowners assume all liability for installation and removal of lights.
Lights should not be a nuisance to your neighbors.
No invasive or destructive methods may be used to secure lights/wiring to trees.

 - e. Board Member Interactions with Neighbors
Use Premier Management for communications between parties.

 - f. Tree Trimming – Shell Bridge Pond area
Concern voiced regarding the extent of trimming in the area on Feb. 8th.
- 6) Next Board Meeting Date/Time
April 29th 9:30 AM at Premier Management offices.

There being no additional new business, the meeting was adjourned at 11:30 AM.

Respectfully Submitted,
Greg Holder
Secretary

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