

**Recap – Board of Directors Meeting
April 29, 2024**

- Infrastructure Update
 - Power washed sidewalks, park furniture, Arbor Park fireplace
 - Work on Shell Bridge – Boards replaced, power washed, sealed
 - Pool opened – April 19th
 - Pool subcommittee provided pool area upgrade recommendations
 - Ram Jack to warranty repair on pool concrete slab
 - Working on traffic calming
 - Fence repairs in two areas

- Landscape Update
 - Tree Trimming throughout AH
 - Pine Straw/Mulch has been replenished
 - Irrigation system repairs
 - Shannon Garden turf repair
 - Community Pool plants/shrubs replacement
 - Granular fertilizer applied to select plants in AH

- Traffic Calming Study

Met with a Traffic Engineer for potential traffic calming measures. Sites for potential measures are Orton Point Road and Dungannon Blvd. On Orton Point Road, the suggestion is two narrow traffic islands near, but not up to the Old Garden Road intersection. One East and one West of this intersection. Low vegetation for each island. On Dungannon Blvd, two different techniques to be deployed. South of the Tangier Drive intersection, an S-shaped deflection would be added. Nearer the mid-entrance of Endeavour Lane alley, narrow traffic islands to be added, one North of the entrance and another South of the entrance. Islands will be spaced so that alley egress is not affected. Between that alley entrance and Saulnier Drive, another S-shaped deflection to be added. These items would have low vegetation on each.

We are waiting for further information from the traffic engineer including costs associated with each of these items. Once we have the necessary information, we intend to invite residents to a virtual Town Hall to discuss, hopefully with the traffic engineer attending.

□ Board Resolution

The Board approved a Resolution regarding interpretation of “visible from outside of any existing structures on the Unit” as currently defined in Section 5.1 of the Community Charter for Autumn Hall Residential Community.

The Director’s agree that the phrase “visible from the outside of any existing structures on the Unit” shall be applied to mean visible from standing height, either from a neighboring Unit, or while walking along the sidewalks, alleyways, streets and common areas of the community; Therefore, any site work, structures, improvements, or other items placed on a Unit which are visible in the manner described herein shall require DRC approval.

Autumn Hall Community
Board of Directors Meeting – April 29, 2024

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

- 1) Meeting called to order at 9:30 AM in the Premier Management office.
- 2) The Board meeting minutes for February 13, 2024 were approved as presented.
- 3) Committee Reports:
 - a. Infrastructure
 - Power washed sidewalks, park furniture, Arbor Park fireplace
 - Work on Shell Bridge – Boards replaced, power washed, sealed
 - Two sections of fencing repaired
 - Pool opened April 19th
 - Pool subcommittee provided pool upgrade recommendations
 - Working on traffic calming
 - b. Landscape
 - Tree trimming throughout AH
 - Pine Straw/Mulch replenished
 - Irrigation system repairs
 - Shannon Garden turf repair
 - Community Pool plants/shrubs replacement
 - Granular fertilizer applied to select plants in AH
- 4) Old Business:
 - a. Azalea Park renovation requests by Landscape Committee
 - An electrical outlet has been installed. Additional benches have been recommended.
 - Let DRC and the Landscape Comm coordinate these efforts.
 - b. Common Area Parking Signage
 - Travis provided a 12” x 12” sample “NO PARKING ALLOWED IN COMMON AREAS” sign.

The suggestion was made to invite input from DRC and the Landscape Committee as to the sign and stake design details, as well as the number of signs needed and placement in Common Areas.

Separately, we have discussed the need for additional “No Parking” signs on some streets in AH. Need to highlight on an AH map the placement of these signs and coordinate with the City of Wilmington.

c. Traffic Study Results and Next Steps

Met with a Traffic Engineer for potential traffic calming measures. The City of Wilmington is actively discouraging speed bumps (table top), so other approaches are being considered. Sites for potential measures are Orton Point Road and Dungannon Blvd.

On Orton Point Road, the suggestion is two narrow traffic islands near, but not up to the Old Garden Road intersection. One East and one West of this intersection. Low vegetation to be planted on each island.

On Dungannon Blvd, two different techniques are proposed. South of the Tangier Drive intersection, an S-shaped deflection would be added. Nearer the mid-entrance of Endeavour Lane alley, narrow traffic islands would be added, one North of the entrance and another South of the entrance. Islands will be spaced so that alley egress is not affected. Between that alley entrance and Saulnier Drive, another S-shaped deflection would be added. These items would have low vegetation on each.

Once we receive and review information, including costs, from the traffic engineer, the Board would like to host a virtual Town Hall for residents. Mike B. to contact the engineer for a status update.

We will invite the traffic engineer to be available for this discussion.

Many Autumn Hall residents are concerned about speeding in the neighborhood and we want all to understand the options available to us.

d. Status of Developer Punchlist Resolution

The Developer pushed back on the punchlist when traffic calming was added to the discussion. The Board’s position is that the punchlist is a separate issue, not tied to traffic calming efforts. Information has been provided to Mike Brown. The Developer would like to better understand any potential costs for traffic calming measures before compensating the COA for any items on the punchlist.

5) New Business:

a. Pool Enhancement Quotes

The pool enhancement subcommittee has provided a list of potential projects/quotes to update the pool area.

Included is putting metal roofs on the pergolas (\$28,000), updating bathrooms (\$7,085 each), and updating the changing room (\$7,580). We are also in need of new grills.

The Board needs to first determine what traffic calming will cost. We also need to input these items into the budgeting process, potentially creating a Wish List of projects for future consideration.

b. Pool Camera Quote

Quote for a camera system to monitor the pool - \$4,970.16.

Questions as to the history/amount of vandalism at the pool.

Decision is not to install at this time. Consider adding to the Wish List.

c. Common Area Landscape Request from Owner

A resident wants to self-fund landscaping in a Common Area. The request was denied by the Landscape Committee and is being appealed to the Board.

The Board needs to review previous feedback from neighbors last year, when a different scale project was proposed.

A decision is to made after review of that feedback.

The Board moved into an Executive Session at 11:00 AM.

d. Artificial Turf – Board Resolution

The Board received several appeals related to decisions by the DRC to deny artificial turf. After considering those appeals, the Board adopted a Resolution interpreting Section 5.1 of the Community Charter for Autumn Hall Residential Community as it applies to the installation of artificial turf.

Motion: The Board of Directors will approve the Resolution regarding interpretation of “visible from the outside of any existing structures on the Unit” as currently defined in Section 5.1 of the Community Charter for Autumn Hall Residential Community.

The new phrasing will be as follows:

- 1) The Director's agree that the phrase "visible from the outside of any existing structures on the Unit" shall be applied to mean visible from standing height, either from a neighboring Unit, or while walking along the sidewalks, alleyways, streets and common areas of the community;
- 2) Therefore, any site work, structures, improvements, or other items placed on a Unit which are visible in the manner described herein shall require DRC approval.

Motion made and seconded.

The Resolution was reviewed and discussed.

Motion Approved.

6) Next Board Meeting Date/Time

June 26th (Wed) at 9:30 AM in the Premier Management office.

There being no additional new business, the meeting was adjourned at 11:37 AM.

Respectfully Submitted,

Greg Holder
Secretary