

**Recap – Board of Directors Meeting
June 26, 2024**

- The Board reviewed potential sites for NO PARKING signs in Common Areas. Taking into account the Landscape Committee’s preference opposing these signs, the Board will defer placing NO PARKING signs unless the Board becomes aware of a specific on-going problem. The HOA will continue to cite and fine (escalating amounts) those parking in Common Areas.

- The Board and Master Association have agreed to fund a Reserve Study that will be needed to help understand necessary Reserve Goals (Pond, Sewer, Pool, etc.) for the future. The AH HOA will pay for half of this project with the balance paid by the Master Association.

- Street Signage and Traffic Calming Measures – All items are dependent upon approval by the City of Wilmington.
Add a “Slow Children at Play” sign and two “No Parking This Side of Street” signs in the curve area of Old Garden Drive.
Reviewed locations for potential traffic islands on Orton Point Drive (2) and Dungannon Blvd (3). Designs were provided by a Traffic Engineer.
Mike B. will also ask the City once more if they will consider Traffic Bumps (tabletops) to be used for traffic/speed control.
Input will be asked from residents once final plans/costs are determined.

- AH Development Concerns
The Coastal Area Management Act was created in 1976 to protect coastal resources in NC. This includes a map of land classifications in New Hanover County. Originally in Conservation Areas, there was a cap of 25% impervious surfaces and 2.5 units per acre. AH does have a Conservation Area.
The codes have different requirements, and some discrepancies, in dealing with Conservation Areas. Changes have been proposed by City Council to make all areas consistent, currently a Text Amendment.
The Developer does not plan to: Remove the trail bridge, connect to Teal Street, make any changes to the trail, engage in activity in wetlands, fill in the pond (that they created).

****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 – June 26, 2024

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

- 1) Meeting called to order at 9:30 AM in the Premier Management office.
- 2) The Board meeting minutes from April 29, 2024 were approved as presented.
- 3) Committee Reports
 - a. Landscape – NO PARKING signs in Common Areas
The committee reviewed potential sites for signage, however their preference is not to add signs at this time.
Discussion about areas being degraded each time a vehicle parks on it as well as having something “not natural” in the areas.
Taking into account the Landscape Committee’s preference opposing these signs, the Board will defer placing NO PARKING signs unless the Board becomes aware of an on-going problem.
The HOA will continue to cite and fine (escalating from \$25, \$50, \$100) those parking in Common Areas.
 - b. DRC Meeting Request
The DRC would like to meet with the Board for further discussion of artificial turf and screening of properties.
Next DRC meeting is July 10th, 1:00 PM in the PMC office.
Several Board members will be attending.
Consider having the HOA attorney attend.
 - c. Finance – 2025 Budget Timeline Review
July – Summarize 5-year history, trends, salient points
Request budget input from committees
August 14 – Deadline for budget input from committees and Master Association
August 28 Board Meeting – Review 5-year history and committee input
Propose budget and multi-year plan options/alternatives
Secure budget direction from Board

September – Vet Board input with committees/Master Association
October XX Board Meeting – Finalize 2025 Budget proposal

2025 Budget – Exceptional Items (to date) that will be considered for the pool area:

- Pergola upgrades (2)

Remove pergola roof, have framed metal roof added \$28,000

-Bathroom Upgrades (2)

Demo bathrooms/upgrade sinks, countertops, electrical, etc. \$14,170

-Changing Room Upgrade

Remove shower/install benches, paint, epoxy floors, etc. \$ 7,580

-CCTV – Video Surveillance

Install 4 cameras in pool area

(Cost does not include \$10/month cloud storage/analytics) \$ 4,970

4) Old Business

a. Status of Reserve Study

A Reserve Study will help understand necessary future funding goals for items such as: Pond, Sewers, Pool, etc.

Travis has requests out to two companies for proposals, potentially to cost \$5 – 6,000. Cost to be split evenly with the Master Association.

Motion: The Board approves the AH HOA potential cost of \$3,000 for a Reserve Study (half the amount needed).

Motion Approved.

b. No Parking Signage within Street & Traffic Calming Devices

All items are dependent upon the City of Wilmington for approval.

A chart was provided with all current signage/posts and potential new signs.

Comment made to ask the City for input on parking along the curve on Old Garden Drive.

Proposed to add one “Slow Children At Play” and two “No Parking This Side of Street” signs in/around the curve area of Old Garden Drive.

Reviewed locations for potential traffic islands on Orton Point Drive (2) and Dungannon Blvd (3). Designs were provided by a Traffic Engineer.

Mike Brown will once more ask the City if they will consider use of Traffic Bumps (Tabletops) for traffic/speed control.

Input will be asked of residents once final plans/costs are determined for these items.

c. Common Area Landscape Request

Amongst homeowner concerns was vehicles parking in a nearby Common Area. The landscape design provided to the Landscape Committee was denied and the DRC upheld that decision.

Motion: The Board upholds the previous decisions of the Landscape Committee and DRC. The homeowner request is denied.

Motion Approved.

The homeowner can request placement of NO PARKING signs in the area of concern.

5) AH Development Concerns – Mike Brown

Autumn Hall is zoned MX (L) – Mixed Use – Legacy.

AH has a unit mixture across five areas: Office, Institutional, Commercial, Entertainment/Lodging, and Residential.

Over the last 3-4 years, the City has updated the Land Development Code, however this did not include MX (L).

The Coastal Area Management Act was created in 1976 to protect coastal resources in NC. This includes a map of land classifications in New Hanover County. Originally in Conservation Areas, there was a cap of 25% impervious surfaces and 2.5 units per acre. AH does have a Conservation Area.

The codes have different requirements, and some discrepancies, in dealing with Conservation Areas. Changes have been proposed by City Council to make all areas consistent, currently a Text Amendment.

The Developer does not plan to: Remove the trail bridge, connect to Teal Street, make any changes to the trail, engage in activity in wetlands, fill in the pond (that they created).

In the future:

-Autumn Hall Drive will be extended to the lake to accommodate a boutique hotel

-Other businesses will be added to the area, such as: fitness concept, retail, residential, and family-oriented entertainment.

*The Board would like a regular report from the DRC with information about actions that have been approved or denied. These details should help the Board respond faster to potential issues.

6) Next Board Meeting Date/Time
August 28, 2024 at 9:30 AM in the PMC office.

There being no additional new business, the meeting was adjourned at 12:00 PM.

Respectfully Submitted,

Greg Holder
Secretary

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