

Recap – Board of Directors Meeting August 28, 2024

- In preparation for 2025 budget decisions, Board members reviewed history of budget/expense evolution and HOA dues/assessments. Board also reviewed committee and Master Association inputs for the 2025 budget as received to date. The Master Association and Landscape fees drive the bulk of the expenses.
Reserve Funds for FY 2024 (year-end) are estimated to total just under \$175,000.

- AH Traffic Calming – Roadway islands are being studied for speed/traffic control on Orton Point Road and Dungannon Blvd (3 islands on each street). The total costs associated with these islands, with irrigation, is projected to be close to \$158,000. Discussions are on-going with the Developer as to cost sharing, as both streets are Master Association roads. Once alternatives and costs are assembled and summarized, Board will hold a virtual meeting with residents to review information and gain feedback.

- Neighborhood Security – Owners have reported their vehicles being entered at night while parked in driveways. These instances are occurring neighborhood-wide. If you see anyone suspicious, please contact the Police. Remember to lock your vehicle and remove any visible items. The Board has asked Premier Management for quotes for temporary security services to patrol AH.

- AH Annual Meeting Date and Time is set for December 4th (Wednesday) at 6:30 PM. The meeting will be held at UNC-W, Fisher University Union. This is the same location as 2023.

****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 – August 28, 2024

Attending: Kris Zayko, Audrey Monteith, Tim Kroenke, Greg Holder, Charles Babington, Mike Macchiaverna (phone), 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 June 26, 2024 were approved as presented.
- 3) Committee Reports
 - a. Landscape – No report provided. The committee is working on the 2025 budget and project expenses.
Suggestion to invite Chris to the next Board meeting.
 - b. Design Review – The Board had requested updates of owner applications/approvals/denials. PMC can update the Board regarding those requests going forward.
Regarding potential changes to the Board Resolution from April 29th, the discussion was to hold a Teams meeting to include the HOA attorney, DRC members and Board members. Address the Community Charter and what language might be added to reflect further specific prohibitions in AH.
Travis to schedule this Teams meeting.
 - c. Finance – In preparation for 2025 budget decisions, Board members reviewed history of budget/expense evolution and HOA dues/assessments. Board also reviewed committee and Master Association inputs for the 2025 budget as received to date.
The Master Association and Landscape fees drive most of our expenses.
The Infrastructure Committee has also put in requested Improvements to the Pool area - \$54,720. These focus on updating the bathrooms, changing room, new roofing on the pergolas and possibly a camera system to detect vandalism.
Audrey – check with Eric about prioritizing the improvements to the Pool area and ask if there has been a quote for repair/replacement of the Chapel Park fence.

The Reserve Funds for FY 2024 (year-end) are estimated to total just under \$175,000.

4) Unfinished Business

No Parking Signage within Street and Traffic Calming Devices

Roadway islands are being studied for speeding issues/traffic on Orton Point Road and Dungannon Blvd (3 islands on each street). The Developer has checked with the City and the City confirmed they will not allow AH to add traffic humps/bumps to the streets.

The total costs associated with these islands, with irrigation, is projected to be close to \$158,000. Discussions are on-going with the Developer as to cost sharing, as both streets are Master Association roads.

Tim, Greg, Eric and Mike B will meet to discuss potential alternatives to this proposal. May consider lined parking spots on these streets or other ideas that could be effective, yet less costly. Once alternatives and costs are assembled and summarized, Board will hold a virtual meeting with residents to review information and gain feedback.

Audrey will provide info to Mike B for one additional No Parking sign.

5) New Business

- a. Non-Conforming Street Sign Agreement. This is a contract with the City stating AH will be responsible for maintenance of our non-standard signs. The Board President, Kris Zayko, needs to sign. The document was signed and notarized at this meeting. The Reserve Study needs to add street sign posts to our assets.

- b. Alley Repair Request – 733 Susquehanna Lane

The COA does not own/maintain the alleys. The Developer needs to handle the repair. The area in question is getting larger and worse. The Developer is to visit the site and assess the damaged area for repair work.

- c. Mailbox Cluster Maintenance

Owner has requested some routine maintenance/touch up on these structures. They are faded, hinges may need greasing.

- d. Storm Drain Maintenance – Six Run Creek Lane
After owner reports of water collecting and encroaching on an electrical box, the drain was found to be full of sand. The drain has been cleaned out. It is not connected to the regular storm drain system. It was set up to be sump to assist with water that collects in this area.
Travis to ask Duke Energy to clarify if standing water would create a safety issue.

- e. Neighborhood Security
Owners have reported their vehicles are being entered at night while parked in driveways. These instances are occurring neighborhood-wide. If you see anyone suspicious, please contact the Police. Remember to lock your vehicle and remove any visible items. The Board has asked Premier Management for quotes for temporary security services to patrol the neighborhood.

- f. Annual Meeting Date and Time
The AH Homeowner’s Annual Meeting will be December 4th (Wednesday) at 6:30 PM. The meeting will be conducted on the UNC-W campus at the Fisher University Union. This is the same location the 2023 meeting was held.

6) Next Board Meeting Date/Time
October 8, 2024 at 9:30 AM in the PMC office.

There being no additional new business, the meeting was adjourned at 11:40 AM.

Respectfully Submitted,

Greg Holder
Secretary

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