

## **Recap – Board of Directors Meeting October 8, 2024**

- The Board has received a revised Full Reserve Study report. This document lists the physical assets of the HOA and how to adequately fund capital reserve accounts for replacement of those items. The HOA currently allocates \$31,800/year to reserves, and at the end of 2024 it is estimated we'll have close to \$180,000 in reserves. While the current reserve is a good amount, the study revealed we'll need to increase our reserve contribution to maintain our current assets.  
The study identified two initial funding options:
  - 1) Increase annual reserve contributions by \$4,000 every year for the remainder of the term (through 2053)
  - 2) Increase annual reserve contributions by 7% every year through 2044The Board identified several additional questions about the study and will consider the study's final recommendations at its next meeting when it finalizes the proposed budget.
  
- 2025 Proposed Budget finds increased costs, mainly in Landscaping Fees and Master Association Fees. The Board also discussed whether community improvements should be included in the 2025 budget, including several improvements requested by the pool/pavilion improvement subcommittee. The subcommittee prioritized bathroom upgrades (\$14,170) and changing room upgrades (\$7,580). Total = \$21,750  
The Board discussed that funding for the improvements would need to come from a special assessment of \$100/lot (\$17,300); the majority to pay for bathroom upgrades and the remainder for basic changing room upgrades. The Board will seek community input before moving forward with any special assessment.
  
- Developer Work Completion items (Punch List) were reviewed again. The HOA has paid \$16,623 for projects the Developer said would be reimbursed to the HOA. Additional projects/expenses have since been identified.
  
- Traffic Calming Alternatives were discussed. A virtual meeting is to be scheduled with homeowners to discuss the Options identified. Each has its own costs, as well as Pros/Cons. Owners will be invited to attend the

meeting, then be offered a survey to indicate which, if any, of the alternatives they want to see installed. These options are for modifications on Dungannon Blvd and Orton Point Road only.

- Temporary neighborhood security has been contracted to off-duty City of Wilmington police officers. Given that there have been no additional reports of issues, the Board has instructed Premier Management to discontinue this service at the earliest convenience.
  
- Political Signage  
After review of NC laws, the Board/HOA determined that it cannot currently enforce its rules regarding political signs. The Board will consider whether changes should be made to the Charter to address this issue.
  
- AH Annual Meeting Date and Time is set for December 4<sup>th</sup> (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](mailto:travis@premiermanagementnc.com)

**Autumn Hall Community  
Board of Directors Meeting – October 8, 2024**

**Attending:** Kris Zayko, Audrey Monteith (phone), Tim Kroenke, Greg Holder, Charles Babington, Mike Macchiaverna, 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 August 28, 2024 were approved as presented.
- 3) Committee Reports  
Finance  
Mike B. – The repair work needed on Susquehanna Lane alley has been given to his contractor to complete

2025 Proposed Budget Options

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Two initial reserve funding options were presented:

- 1) Increase annual reserve contributions by \$4,000 every year for the remainder of the term (through 2053)
- 2) Increase annual reserve funding contributions by 7% every year through 2044

The Board identified several additional questions about the study and will consider the study's final recommendations at its next meeting when it finalizes the proposed budget.

\*The 2025 Proposed Budget finds increased costs, mainly in Landscaping Fees and Master Association Fees. The Board also discussed whether community improvements should be included in the 2025 budget, including

several improvements requested by the pool/pavilion improvement subcommittee. The subcommittee prioritized bathroom upgrades (\$14,170) and changing room upgrades (\$7,580). Total = \$21,750

The Board discussed that funding for the improvements would need to come from a special assessment of \$100/lot (\$17,300); the majority to pay for bathroom upgrades and the remainder for basic changing room upgrades. The Board will seek community input before moving forward with any special assessment.

\*Developer Work Completion Items (Punch List) were reviewed again. The HOA has paid \$16,623 for projects the Developer said would be reimbursed to the HOA. Additional projects/expenses have since been identified, but no work has begun.

-Susquehanna Lane – Two rainwater washout areas	\$ 6,294
-Drainage issues west of Pool	2,000
-Susquehanna Lane/Striking Island – irrigation for sod	1,400

Total for all items = \$26,317

Mike B. - Developer position is to see how much money is left after the development is turned over to the City, then settle.

These funds have budget implications for the HOA. We need a quick answer regarding reimbursement. Consider a joint meeting with the Developer and Board to discuss and bring to resolution.

\*Traffic Calming Alternatives were discussed. A virtual meeting is to be scheduled with homeowners to discuss the Options identified. Each has its own costs, as well as Pros/Cons. Owners will be invited to attend the virtual meeting (to occur prior to the end of October), then be offered a survey to indicate which, if any, of the alternatives they want to see installed. These options are for modifications on Dungannon Blvd and Orton Point Road only.

When is the Developer turning the neighborhood over to the City?

Mike B. – Still waiting on Duke Energy to install additional street lights required by the City. Ordering some new street signs/backers. Said the City has signed off on the sidewalks.

Kris – Who do we contact with the City if we have concerns about items we feel need to be addressed?

Mike B. – Phil Schuster is the contact person. Will copy Kris/Tim to Phil about HOA request to speak to the City about the turnover/final walk-through/current conditions of sidewalks/alleys/other areas.

#### 4) Unfinished Business

##### a. Neighborhood Security Update

In the wake of personal vehicles being entered in AH, neighborhood security has been contracted to off-duty City of Wilmington police officers, using marked cars for nightly patrols.

There have been no recent reports of issues. The Board has instructed Premier Management to discontinue this service at the earliest convenience.

##### b. Six Run Creek Lane Storm Drain Maintenance

The alley infrastructure doesn't appear to assist with drainage. Water run-off from the backs of lots seems to make a contribution of water to this area.

Since this is outside the purview of the Board, suggest that contact is made to a City Engineer to offer advice.

#### 5) New Business – Political Signage

After a review of NC law, the Board has determined it cannot regulate political signs in AH. In order to enforce any restrictions, the first page of the Charter must state in bold-face print:

**This Document Regulates Or Prohibits The Display Of Political Signs**

The Board will consider whether the Charter should be changed to include the required language and what process must be followed to do so.

Travis will issue an email to owners for clarification.

#### 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  
November 12, 2024 at 10:00 AM in the PMC office.

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

Respectfully Submitted,

Greg Holder  
Secretary

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

