

**Autumn Hall Community
Annual HOA Meeting – December 4, 2024**

Board members attending: Kris Zayko, Audrey Monteith, Tim Kroenke, Greg Holder, Charles Babington, Mike Macchiaverna, Mike Brown (Developer's Rep.),
Non-Board member: Travis Crow (Premier Management)

Notice of the meeting was provided via USPS and email.

There were 38 homeowners represented at the meeting. The meeting was held in the Azalea Room in Fisher University Union on the UNCW campus.

The meeting was called to order at 6:37 PM by Travis.
The meeting was conducted using a power point presentation.

Agenda of the meeting:

- Welcome and Introductions
- Autumn Hall Overview
- Status of Lots/Homes
- DRC Overview and Reminders
- 2025 Budget Ratification
- Board Election for 3 Director Seats

*Welcome and Introductions – Kris Zayko

-Introduction of Board Members

Three Developer Appointees are moving to elected positions starting with this vote for 2025 seats.

-Overview of Advisory Committees and Members

-AH Organization Review – AH Master Association is over Residential, Commercial and Apartment entities in AH

-Funding – 2025 AH Master Assoc. Budget is \$307,375

AH Residential share of that is \$136,991

*Developer Update – Mike Brown

-The City is coming out to check on the sidewalk issues

-Duke Energy will add additional streets light, per request by the city. Areas have been staked.

-Once these, and several minor items, are completed, the streets will turn over to the City

-Regarding street lights – We can ask Duke Energy to convert the bulbs from halogen to LED. LED should last longer. Noted that we have two different colored bulbs in AH now. Wondering if Duke has changed out bulbs needing replacement to LED?

-Street sign maintenance agreement has been signed by the COA (we have non-standard signs/posts)

-New building under construction along Eastwood Rd is for Novant

-Future Development: In the coming months Autumn Hall Drive will be extended and construction will begin on a hotel at the north side of the pond

Resident – Repair needed in Susquehanna Lane alley. Mike said the Developer has committed to take care of this repair.

*Residential Development – MaryBeth Burns

-Homes/Lots in AH – 173

-2 homes under construction

-4 vacant lots without construction; 3 lots with preliminary plans

*DRC Submissions – MaryBeth

-Exterior home changes, additions, and renovations require submission of an Architectural Review Form

Examples:

-change of house color, shutters

-fences, walls, exterior structures (fireplaces, patios, porch enclosures)

-change of landscape design (exclusive of normal maintenance/minor plant replacement)

-grass/ground cover removal

-tree removal

-generators, water feature ponds/pools

**MaryBeth will exit DRC in December. The community expressed their thanks for her diligence and work in making our neighborhood look as beautiful as it does.

*2025 Budget Overview – Tim Kroenke

The Board approved a 10% increase in 2025 HOA dues - to \$215/month

This raises an additional \$41,520/year

-Annual Income (2025) - \$446,340

□ 2025 Budget Objectives:

-Fund increased expenses – approximately \$35,000

-Continue to fund reserves to align with the Reserve Study

-Continue to enhance the community (landscape, facilities, social)

-Approximately 45% of the budget goes to Landscaping

(about 60% of our share of the Master Association dues goes to Landscaping)

□ Building of Reserves

-2024 year-end reserves are approximately equivalent to \$1,000/lot

A Reserve Study was conducted in Summer 2024.

Objective: Gain confidence in the level of current reserves and plan for future capital repair/replacement

-The term covers 30 years – capital assets, asset life, repair/replacement costs

-At our current funding level, we would deplete our reserves in 2033/34

-Study recommendation: Increase Reserve amount by \$4,000 each year beginning in 2026

-Largest items expected in the 2030's – Pool resurfacing, wooden fence repair/replacement, wooden playground equipment, park monument repairs

Resident – What happens if the Master Assoc has a large expenditure and needs funds to cover?

The HOA could respond with a special assessment, pull money from reserves, or finance.

Resident – How is the Master Assoc budget presented to our HOA?

Kris – There is a meeting with the HOA President and Master Assoc representatives to discuss and adopt.

Resident – Landscaping contract, has this ever been put out for bid?

Tim – No. We have a good relationship with WBL and have some leverage due to the significant size of our landscaped area (which includes the Master areas).

They know AH, and it would be difficult to find another company that could handle a neighborhood of this size and scope of work.

Resident – Does WBL look at using native trees/shrubs for replacement? This would be cheaper.

Chris – No they do not. He will discuss with WBL for future projects.

□ December 2024 Special Assessment – Tim

The Board approved a \$100 Special Assessment to cover upgrades to pool bathrooms/changing room (billed to residents in December)

Bathrooms - \$14,170

Changing Room - \$7,580

Travis – The 2025 Budget is approved. There are fewer than 87 owners attending, which is the number needed for “No” votes to reject.

*Landscape Advisory Committee – Chris Hamilton

-2024 Completed Projects

Tree trimming/canopy thinning, removal of dead trees/problem limbs, failing grass replaced in median (devil) strips, refresh Dungannon entrance to Pool Area, flower planting initiated 2x/year for traffic circles on Midnight Channel & Mound Battery, border fence vegetation management, plantings on SW corner of Susquehanna Lane alley, various shrub replacement

-Landscape Budget Summary – 2025

WBL Contract	\$105,240	
Irrigation repair	9,000	(system aging leading to more repairs)
Supplies	26,000	
Projects	46,000	
Total	\$186,240	(6% increase)

Resident – Does the Reserve Study include Landscaping and Irrigation.

The Reserve Study only covers the irrigation system, not trees/shrubs/grass.

-2025 Landscape Project Details

Tree Trimming	\$12,500
Turf Replacement/Repair	17,000
Dead Tree Removal	3,000
Shrub/Plant Replacement	8,600
Shell Bridge Pond Benches (2)	2,500
Unexpected Items	4,000

-Master Association Landscaping Projects

Tree trimming/canopy trimming on Master roads, dead tree removal, median strip repair/refresh on Master roads, refresh grounds on both sides of Carolina Bay Drive

**When Spring/Fall tree trimming is announced, owners can ask to have tree work done on their property by Fitness Tree at the same time. Owners will receive a discount versus scheduling this work separately. Contact Travis or Chris for consideration.

*Infrastructure and Pool – Travis Crow

2024 Projects

- Working with Tim/Greg on traffic calming
- Repaired several sections of black fence by Dungannon/Susquehanna
- Repaired fence in Chapel Park, had power washed
- Power washed sidewalks and Shell Bridge
- Identified raised sidewalks for developer repair
- Changed light strings at Arbor Park (Brett/Mike). Had electrical short fixed.
- Junk removed behind Arbor Park fireplace
- Shower and water heater repaired at Pool
- Both grills repaired at Pool
- Several street lights out/reported to Duke Energy
- Worked with pool committee for bids on pool area improvements
- Ram Jack raised a section on the pool deck

**Eric is exiting this committee and a replacement is needed. If interested, please contact Travis Crow.

*Social Committee – Audrey Monteith

Multiple events are hosted throughout the year

Frequent activities include:

- Thirsty Thursdays (Spring & Fall)
- Fireside Friday (Fall)
- Bunco (Monthly)
- Yoga at the Pool
- Red Wagon Food Donation
- Book Club
- Mah-jongg
- Water Aerobics (Summer)

*Find out about Neighborhood events

- COA emails
- Premier Management & Google calendar
- FaceBook
- Pool House Billboard
- Social event email list from Premier Management portal email

Resident – How can someone get an updated list of all homeowners?

Go to the portal at Premier Management. Every owner who has opted in their info is listed/available.

Resident – Owners are putting holiday lights on Common Area trees. Concerned about potential damage to those trees. Doesn't appear that anyone is in control of the situation. What happens if these actions cause damage/death to the trees?

Travis – The Board cannot restrict activity such as hanging lights in these trees. The HOA attorney is being consulted as to how to deal with these actions.

Resident – At times, the governing documents do not always protect us from all situations. What can the Board do?

Kris – The Board cannot unilaterally do anything. A vote by the owners would be required to make any changes to the Charter.

Resident – There are traffic issues due to increased volume resulting from the additional build-up in the front section of AH. This is leading to traffic back-ups because of limited egress out of AH. This situation will only worsen as AH continues to build out.

*2024 Board Election – Travis

There are three (3) open Board seats with two-year terms. These terms will stagger with three (3) seats open each year.

There were no nominations from the floor.

The three nominees previously submitted will be elected to begin the 2025 term.

-Charles Babington

-Tony Elkins

-Kris Zayko

*Founding Documents – Greg Holder

Please familiarize yourself with our Founding Documents. These can be found at: Autumnhallhoa.com or www.PremierManagementNC.com

Included are:

-Community Charter/By-laws for Autumn Hall

-Design Review Guidelines – Addresses any exterior changes to a residence or yard

-Exhibit C Rules – Addresses other rules/behavior that may occur in AH

-Master Community Covenant for AH

-Other documents and forms

*Summary – Kris

-HOA dues for 2025 are increasing to \$215/month

-Reserves are being built up

-Projects important to homeowners are being prioritized and implemented

-Information on AH Community is updated regularly and accessible at:

www.autumnhallhoa.com

*The meeting was adjourned at 8:25 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