

**Recap – Board of Directors Meeting
October 23, 2025**

- **The Board recommends a \$6 per month HOA fee increase for 2026.**
- **Reserve balance is healthy at \$220k for year-end 2025.**
- **The HOA’s budget for 2026 is \$459k.**
- **There are three board seats up for election.**
- **The Annual Meeting of Autumn Hall homeowners will be held December 4th (6:30pm - 8:30pm) at UNCW.**

****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 – October 23, 2025**

Attending: Kris Zayko, Audrey Monteith, Tim Kroenke, Tony Elkins, Reg Blackburn, Charles Babington, John Duff (guest and Finance Committee member), Travis Crow (PMC)

Meeting called to order at Noon. The following agenda items were discussed:

- The Board meeting minutes from September 18, 2025, were approved as presented.
- The Board discussed the 2026 Budget as presented by Tim and John from the Finance Committee.
 - HOA fees from 2021 to 2025 have increased annually by 17%, 6%, 0%, 5% and 10%, respectively. The Board discussed and recommended increasing future HOA fees by inflation, (currently 3%) to smooth the lumpiness of past rate changes. This will increase homeowners’ monthly fees by \$6 per month for 2026.
 - The reserve balance is anticipated to end 2025 at \$220k. This is higher than expected due to additional builder fees that were swept into the reserve account. The prior reserve study

anticipated a reserve balance of \$160k. The Board believes that the current reserve balance is adequate to cover future improvements and to provide a buffer for future storm damage to common area landscaping.

- For 2026 Income and expenses are budgeted at \$459k.
 - The Board voted to approve the budget as presented by the Finance Committee which will be presented to homeowners at the Annual Meeting.
 - For 2026 there are three board seats up for election (Tim, Audrey, and Reg). Audrey and Reg have expressed an interest in continuing to serve on the board, subject to a vote by homeowners.
 - Lumos Utility Work – The Board has requested Cape Fear Commercial to send a demand letter from Council to Lumos to reimburse the Master Associate for landscaping damages. We are still awaiting confirmation of the letter being sent.
 - Street Turnover – Cape Fear Commercial still not moving quickly to complete the necessary sidewalk repairs and to enable the streets to be turned over the City of Wilmington.
 - Annual Meeting – December 4th (6:30pm – 8:30pm) 2855 Price Drive (UNCW).
- The next board meeting is scheduled for January 22, 2026 at 9:15am

There being no additional new business, the meeting was adjourned at 1:30 PM.

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