



January 22, 2026

Autumn Hall Community Association, Inc.
Minutes of the Meeting of the Board Members

Board Members Present: Kris Zayko, President | Audrey Monteith, Vice-President | Tony Elkins, Treasurer | Charles Babington, Secretary | Jennifer Mewshaw, Member at Large | Reg Blackburn, Member at Large

Non-Board Members: Travis Crow, PMC

1. Meeting Called to Order at 9:15 am.
2. Motion and seconded to approve 10-23-25 Board Meeting Minutes: Approved
3. Organizational Business – Officer Elections resulted in Kris Zayko, remaining as President of the Board; Audrey Monteith continuing as Vice-President; Tony Elkins as Treasurer, Charles Babington, Secretary.
4. New Business

Azalea Garden Tour Prep

Discussion included how the neighborhood is preparing to look its best for its participation in the Azalea Festival Garden Tour. The Board plans to communicate with the owners regarding the times for the tour and other information.

AED Machine at Pool Request

Discussion concerning a request for the installation of an AED Machine at the pool resulted in the Board deciding to research the correct installation process and available types of equipment.

Church Sports Field Construction Update

The project is moving toward completion in the next month or so. Engineering of the drainage of the sports field was discussed as well as landscaping for the field. A swale will be constructed on the perimeter of the field, running to a drainage storm pond on the north side of the field. Various landscaping will be installed along the fence along the outer perimeter of the field.



DRC Member appointment

By motion, duly seconded, The Board appointed Angele Granger as a DRC member, and thanks her for her assistance. The DRC still needs a permanent chairman, and we encourage anyone interested to contact Travis Crow or any board member.

Rules Enforcement

Discussion centered on some residents not heeding traffic signs in the alleyways, and dogs walking in the neighborhood without being on leashes. Travis will send out a reminder to the neighborhood to follow rules listed in Exhibit C of the HOA CCR's.

5. Unfinished Business

City of Wilmington Street Turnover Update

Cape Fear Commercial still has not been moving expeditiously to complete the necessary sidewalk repairs and to enable the streets to be turned over to the City of Wilmington. Audrey Monteith and Reg Blackburn plan to meet with outgoing board member Tim Kroenke to review what is needed to be proactive in the turnover as much as possible with the City of Wilmington.

Mastec Street Light Repair Invoice

This was reviewed. Waiting for information.

Lumos Utility Work Invoices

These invoices were reviewed. Waiting for next steps from attorneys for Master Association.

6. Pool Pergolas

These were discussed. Future plans will be ongoing for either repair/replace with complete roofing. We plan to ask contractor for updated prices to perform this work.

7. Next Board Meeting Date/Time

March 20, 2026 at 9:00 a.m. at PMC office.

Motion to Adjourn was made and duly seconded, passing with all ayes.