

Autumn Lakes HOA Inc.
Annual Meeting of the Members – Minutes

May 10, 2022

Location: Salem United Methodist Church

Meeting called to order at 6:00 pm. Quorum was established with 31 properties represented (28 in person and 3 by proxy).

Per the Bylaws, the Association shall be managed by a Board of five (5) Directors. The following persons were nominated to the Board:

Mike Rogister, Diane Stair, Benjamin Dixon, Jason DeTiberus and Matthew Whited. The vote was uncontested, and as such all were elected.

Budget for 2022 year (May-December) was reviewed and ratified as submitted.

Open discussion topics included:

- Turnover from Declarant to Board of Directors
- Dues assessment for the 2022 year will be prorated to be \$534 per lot per year since management took effect in the middle of the year.
- Directory for homeowners/Board
- Facebook page
- Erosion around pond banks/ bank stabilization
- Dock repair/replacement
- Landscaping issues

Meeting adjourned at 7:20 pm.

Meeting of the Members of the Autumn Lakes HOA
January 26, 2023

- I. Welcoming of members, quorum established
- II. Diane Stair introduced the board of directors and made introductory comments
- III. Minutes from the previous annual meeting (5-10-22) were approved.
- IV. Presentations from each member of the board of directors occurred.
 - A. Matt Whited - Secretary
 1. Discussed accomplishments of the board over the months since inception
 2. Discussed priorities (subject to funding) for the next year
 - B. Jason DeTiberus - Vice President
 1. Discussed the remarkable complexity of muskrat management
 2. Discussed needed repairs and the findings of the reserve study
 3. Discussed asphalt repairs
 - a. De-privatization of private roads was discussed and added to the agenda for the board's future meetings. If having the current private road within Autumn Lake evaluated is low/no cost, then it will be a priority of the board in the next year.
 4. Discussed other areas in need of repair, per the reserve study.
 5. Discussed the code of conduct, which can be found here:
https://drive.google.com/file/d/1uPYsA0xg9l-4ucQf8HpjhD59Zy-oDyj/view?usp=share_link
 - C. Ben Dixon - Treasurer
 1. Discussed the state of the budget and clarified input and output noted on the distributed budget spreadsheet in response to homeowner questions.
 2. Discussed the covenants and the violation process
 - a. cali@russellpm.com should be contacted to initiate action on any observed covenant violations or any architectural committee review requests.
 - D. Scott Baldwin - Member at Large
 1. Discussed the ground and landscaping including:
 - a. Lights
 - b. Cleanup
 - c. The pine straw as a temporary fix until the budget allows a full-on mulching of the neighborhood
 2. Discussed the emphasis on simple, clean, and easily sustainable landscaping to replace overgrown and dead foliage.
 - E. Diane Stair - President
 1. Discussion of the boards learning process and occasional missteps
 2. Discussion of the reasoning behind previous board decisions that some homeowners disagreed with.
 3. Committed to stronger communication with homeowners via the Facebook group.
 4. Noted the availability of minutes on the Russell PM website.<http://russellpm.com/homeowners-associations/homeowners-associations-listings/autumn-lakes-homeowners-association-inc>
- V. Nominations
 - A. No nominations from the floor our prior to the meeting. Scott Baldwin runs uncontested for a 1-year term as member-at-large.
- VI. Question and answer session with present homeowners
 - A. The board fielded questions on various topics from the homeowners present at the meeting.