

## Minutes for yearly meeting Autumn Trace

Recorded by: Zelda McCauley

Meeting began promptly at 7:00p.m.

Present were: Eric Molinari, Fred Godsmark, James Johnson, Robyn Tassone, Heather and Zelda McCauley

Discussed Board members do not have control of the facebook page the community does. Our attorney recommended that the page should be for the community and Autumn Trace board members should not control that page. The community page is [www.autumntracecommunity.com](http://www.autumntracecommunity.com). The page has a lot of functionality and is currently being tweaked by Fred Godsmark at this time. Prestige will be sending out the link via e-mail with the minutes.

How to pay dues was discussed. Prestige has new software coming that will allow other various ways to pay dues. At this time, we can pay by bankdraft, Mastercard, Visa, Discover or Zebo. Late fees were waived during the transition from Cedar to Prestige.

Explanation was provided for why the board changed from Cedar back to Prestige. Cedar promised many things but we did not receive what was promised.

Prestige committed to answering all e-mails from us within 48 hours upon receiving the e-mail.

Prestige went over the balance sheets for the single family homes and townhomes. Eric Molinari explained that dues will increase in 2024 due to reserve study done. We need to ensure that there is money in the budget to prepare for repairs (townhomes) and general upkeep in the community. Prestige is now working on the budget for 2024 for Autumn Trace Community.

A question was asked regarding townhomes having solar panels. It was stated that solar panels would need an ARC request submitted. However, there will be a questions of responsibility of the homeowner's roof and liability for adjoining units. Any request would need to be discussed with the attorney to assess viability.

Votes were taken for board members and they are:

2 year terms

Eric Molinari

Tonya Davis

Gary Cline

Nick Myrick

Kate Shane

Shelley Curry

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James Johnson discussed road repairs in our community. DOT has us on the list for repairs however, they do not have a time frame when this will start due to the priority level. Community repairs are lower on the list as bridges and etc. take priority.

Property at 164 Solstice was discussed. Dues for that property have been paid up for the next 3 years. Legally, this is private property. James Johnson will check with the town to see if grass can be mowed at this property by the town as a courtesy.

The two single family homes on Hwy 119 currently under construction will not be a part of the Autumn Trace Community.

Heather will reach out to the Alamance County Sherriff's office to request two officers at a rate of \$35 an hour to assist with our "Trick or Treat" night. To protect the safety of our "trick or treaters" and their parents. The \$35 an hour rate is mandated by the state for the officers. The "trick or treat" night will begin at 5:30p.m. and will end at 9a.m.

Meeting adjourned at approximately 8p.m.