

**Autumn Run HOA, Inc.**  
**P.O. Box 706**  
**Powder Springs, GA 30127**  
**Minutes of 2017 Annual HOA Meeting**

Minutes for 2017 Annual Homeowner Association Meeting held February 16, 2017 at Jacquie Cohen's house, 5276 Autumn Run Drive.

The meeting was called to order at 7:06 pm by President Pam Beck with 18 people in attendance and 14 homes being represented.

Terry Brauneller read the Minutes from the 2016 annual meeting. Kathy Clark moved to approve Minutes as read with Anne Deegan seconding. Minutes approved without dissent.

**Call for discussion of Old Business:**

Treasurer, Nancy Donahue passed around copies of the 2016 Actual Expenses and the 2017 proposed Budget. Nancy compared the 2016 total operations budget to actual budget figures and how the items may vary. She also explained the line items of income and expenses. Question arose regarding the Insurance item and what it covered. The insurance is necessary to cover liability for the Association and items such as front entrance grounds and signage and front entrance fence. Fence is not to be confused with property owner's fences.

Nancy also noted that the office of Treasurer will be bonded in the future with regards to the handling of Association funds. Question: Will Bond cover full Board? Nancy noted that the Bond will be specifically for the Treasurer but will check whether the full Board will be covered.

Another question dealt with number of Rentals in the neighborhood. Nancy acknowledged number at five (5). Discussion followed that the owner is liable for property and the Architectural Control Committee is tasked with monitoring activity such as junk cars and other such activity as to affect property values in the neighborhood. Nancy noted that a Realtor remarked that the Autumn Run neighborhood being properly maintained is a good indicator of the rapid turnover of the properties.

The topic of soliciting arose and general discussion of how to go about controlling as it seems our No Soliciting sign at front entrance is being ignored. Pam Beck has volunteered to try some new strategy in deterrence.

**Call for discussion of New Business**

Nancy Donahue announced that she is resigning the position as Secretary/Treasurer of the Autumn Run HOA Board and introduced Terry Brauneller as the new Secretary/Treasurer for then Board. We wish Nancy the very best in the future and are very grateful for the excellent job she has done over the past 7 years.

Nancy acknowledged that the HOA website will be continued as established. Question and discussion held regarding unsolicited newspapers and other items being tossed into driveway. This is an annoyance but nothing much we can do so far. Another item brought up regarded a Semi Truck Cab being spotted occasionally parked on the street. It was ascertained that it belongs to a current resident's son who visits infrequently.

**New Business continued:**

Pam Beck asked for volunteers to fill openings on the Architectural Control Committee. Carol Konyha and Jacquie Cohen resigned with Terry Brauneller assuming new position as Secretary/Treasurer. Nancy Donahue read the duties for each office on the Board to acquaint new prospects. The new ACC members are Judy Barr, Anne Deegan and Christine Reliford as the President of the ACC. Christine Reynolds has maintained her position on the ACC as well.

There being no further discussions a Motion to adjourn meeting made by Anne Deegan and seconded by Kerry Barr.

Meeting Adjourned 8:20 p.m.

Respectfully submitted,

Terry Brauneller  
Secretary/Treasurer