

AGENDA FOR HUNTERS MILL HOA BOARD MEETING

January 6, 2026

1. CALL TO ORDER

2. SECRETARY REPORT –

3. TREASURER'S REPORT - 2026 Revised Budget – Amended as needed

4. PRESIDENT'S REPORT –

5. ARCHITECTURAL COMMITTEE REPORT –

OLD BUSINESS

- a. Updating the By-Laws in 2026** – Discuss updating the By-Laws in 2026. Possibly looking into changing the number of meetings dates for the year and updating other items. If you have any recommendations, please contact the board. Once the changes have been completed, we will notify the community members via email and then we will conduct a walk from house to house to collect signatures for 2/3 community members' approval.
- b. HOA Dues and Using Zelle to pay your annual dues** –
 - i. HOA dues for 2026 are \$140.70 and are due no later than January 31, 2026. Promptly pay your dues to avoid late charges.
 - ii. HOA Dues can be paid using Zelle from your bank account using the email contact@huntersmillofjax.com.
- c. Using the email address on the website to send messages** – All emails go automatically to the president, who in return will respond in a timely manner.
- d. 2026 Hunters Mill HOA Election Ballots** – Due no later than Friday, December 5, 2025.
 - i. Results will be counted and posted on Saturday, December 6, 2025, via email and on the website.
- e. Holiday Community Activity** – Cancelled
- f. 2026 Budget** – Add to the annual budget replacing the sign at the back entrance which is fall falling apart.
- g. Trees at the back entrance** –
 - i. The dead tree will be cut down soon by volunteer members from our community. Thank you, volunteers!
 - ii. Maggie Fosler will call the city to see if they can come and cut some of the branches overhanging the light post and the community bulletin board due to security reasons.
- h. Thank you, 2025 Hunters Mill HOA Board for all your help and support throughout this past year.**

- i. **Next Meeting** – Tuesday, January 6, 2026, at 7:00 PM at the Monument Point Fellowship.

NEW BUSINESS

- a. **Introduction of the 2026 Hunters Mill Board of Directors -**
- b. **Annual Calendar of Events – Approval –**
- c. **2026 Annual Budget Revision and Approval –**
- d. **HOA dues for 2026 are \$140.70 and are due no later than January 31, 2026 -**
- e. **Food Truck**
 - i. Food Truck – Friday, January 23rd – Compass Eatery
 - ii. Food Truck – Friday, February 20th – Pizza Food Truck
- f. **HOA Board of Directors Certification Training** – More to follow
 - i. Ansbacher Law will be having a 2026 Legal Update Preview on January 13, 2026 at 12:15 PM on Zoom. Mimi Cuadrado will be attending the Zoom meeting and will let everyone know if we will need to attend an annual training in the future.
- g. **Aerators for the ponds –**