

Hunters Mill HOA Meeting Summary

July 15, 2025

1. CALL TO ORDER

Meeting was called to order and conducted by the President, Tracie Barnes, at 6:32 PM

2. SECRETARY REPORT – Noemi Cuadrado

- Previous meeting minutes were read by Maggie Fosler. Motion to approve the minutes was made by Erik Wilhelm and seconded Chris Allen. The Secretary's Report was approved by the members present.

3. PRESIDENT'S REPORT – Tracie Barnes

a. No report at this time – Items to be discussed are listed as new business items.

5. ARCHITECTURAL COMMITTEE REPORT – Erik Wilhelm in absence of Art Richards

- Requests:

- Two driveways and sidewalk repairs.
- After negotiations, a six-foot fence was approved and completed.
- Several roofs throughout the community were also replaced.

OLD BUSINESS

a. **Sprinkler system in the main entrance** – This has been corrected and fixed.

NEW BUSINESS

- a. **Purchase Backflow** – \$400 backflow item was purchased and was replaced by a community member for free. Thank you for helping us out.
- b. **HOA Board Insurance** – Purchased for \$1,225.13 – Policy Term: 06-18-2025 to 06-18-2026.
- c. **Vote to take action on Homeowners with Delinquent HOA dues** – We currently have 2 homeowners who are delinquent on paying this year's HOA Dues. Dues were due January 31, 2025. Multiple efforts have been made to reach out to these homeowners via email, certified letters, and home visits. We have reached out to our attorneys, and they have submitted the correct templates/forms for us to complete and use before submitting the request to them. There is an attorney flat fee of \$690 that will be paid by the homeowner in addition to the dues they owe. The HOA cannot but a lean on these homes but based on the information sent to us by the attorneys, they can place a foreclosure on their mortgage to recuperate the costs. The flat fee for the attorneys will cost the homeowners \$690, in addition to what they owe in dues. If paid within 10 days, the cost of the attorney's fees will be reduced by \$300. At the time of this

meeting the board did not have a quorum to make a final decision to submit the information to the attorneys to handle the matter. The HOA Board has recommended sending a final notification via certified mail to the homeowners that includes the letter that will be sent to the attorneys with the attorney fees, and an HOA letter notifying the homeowners that they have 15 days to pay their dues. If delinquent dues are not paid within 15 days, the HOA Board will conduct a special meeting to vote to submit the information to the attorneys, as advised previously by our attorneys. Motion was made by Chris Allen and seconded by Erik Wilhelm and approved by all board members present at the time.

- d. **Neighborhood Lawn Maintenance – Please remember to take care of your lawns and put away your trash/recycling bins no later the 48 hours after their scheduled pick up** - Some homes owners are neglecting their lawns and trash cans continue to be left out more than the allotted amount of time of 48 hours as stated by the city ordinance. The HOA Board recommends sending out a Friendly/Kindly Reminder Letter to these homeowners and follow-up in a couple of weeks. Because we do not have everyone's email address on file, letters will be posted on the homeowners' doors and a follow-up will be conducted in 30 days.
- e. **Changing the Board Meeting Time from 6:30 PM - 7:00 PM** – During the annual community meeting a recommendation was made to change the meeting time to 7:00 PM so that those that work could have time to attend the meetings. After discussion, a motion was made by the board to change the remaining HOA meetings for the rest of this year to 7:00 PM and re-evaluate the time after the start of 2026. Motion was made by Maggie Fosler and seconded by Erik Wilhelm. Motion was passed unanimously by all board members present.
- f. **Pond Aerators** – We would need three. Previous estimates were expensive and could cost between \$1,000 - \$3,000 for each pond. We will be looking into re-evaluating the cost and checking for solar or electrical options for these aerators. President, Tracie Barnes will be looking into companies that could give us some estimates, including our current pond maintenance company. More to follow.
- g. **Car Thefts in the Area** – Keep your cars locked at all times and monitor your security cameras for any abnormal activities. A lot of thefts have happened in the surrounding neighborhoods. Please secure your belongings and be aware of your surroundings.

- Motion was made by Erik Wilhelm and seconded by Chris Allen to adjourn the meeting, and approved by all members present.

The meeting was adjourned at 7:19 PM.

Next Meeting – Tuesday, September 9, 2025, @ 7:00 PM (New Time for the remainder of this year) – Monument Point Fellowship

Submitted by

Noemi Cuadrado

Hunters Mill HOA Board Member, Secretary