

Hunters Mill HOA Meeting Summary

September 8, 2026

1. CALL TO ORDER

Meeting was called to order and conducted by the President, Tracie Barnes, at 6:31 PM

2. SECRETARY REPORT – Noemi Cuadrado

- Previous meeting minutes were read by Noemi Cuadrado. Motion to approve the minutes was made by Chris Allen and seconded by Jason Farley. The Secretary's Report was approved by all members present.

3. PRESIDENT'S REPORT – Tracie Barnes

- a. **Walk Around** – Walk Around was completed, but due to conflicting schedules, letters have not been able to be completed. Some areas have already corrected their violations.
- b. **1st Vice Present**, Art Richard, stated that he has resigned. Erik Wilhelm and Shane Griffin have agreed to continue in their roles on the Architectural Committee for the rest of this year, until the 2027 Elections have been completed in December 2026.

4. ARCHITECTURAL COMMITTEE REPORT – Erik Wilhelm

- a. No report at this time.

Requests:

- a. No requests have been submitted at this time.

OLD BUSINESS -

- a. **Pond Debris** – If your home backs up to any of the ponds, please remember to remove any debris from the area adjacent to the water to avoid algae blooms.
- b. **Walk Around – 2 Week Notification** – A Walk around will be conducted in June. Please ensure you follow Covenant Guidelines, and lawns and outdoor areas are in compliance, to avoid any violation letters.
- c. **HOA Dues for 2026** – All dues have been paid for 2026.
- d. **Trash & Recycling Bins** – Please ensure bins are put away after trash and recycling pickup. Help remind your neighbors, if they forget.
- e. **Liability Insurance Renewal** – There was an increase of \$480.76 to renew the Liability Insurance for 2026. Payment was approved by the board to cover the increase, and the insurance was paid in June 2026.
- f. **Food Trucks Events** – Thank you, Peyton Plank, for coordinating these food truck events for our community. Please mark your calendars and come out and support these events. Upcoming dates:

- i. Friday, June 19th – Mike's Yum Yum
- ii. Friday, July 10th – Moma's Food

g. Pond Maintenance -

- i. The company is texting or email the President to let us know when they are in the area. It is usually at the beginning of each month.

h. Next HOA Board Meeting – Tuesday, July 7, 2026, at 6:30 PM at the Monument Point Fellowship. *(This HOA meeting was canceled.)*

NEW BUSINESS

a. Walk Around – After the walk around was completed in July, due to conflicting schedules, letters have not been sent to the homeowners. Some of the violations included large tree stumps in the front yard, boards on the side of the home falling down, and not edging after mowing, and allowing grass to grow out into the street. Also, homes with access to the ponds are not mowing and cleaning up their pond area. Some areas which were noted for violations have already been corrected. We also noticed garbage and recycling bins continue to be left outside in front of the garage after the allotted time after regularly scheduled pickups. We will send a general letter with a friendly reminder to all community members do their best to maintain the appearance of their homes, lawns, and the pond area, if your home has access to one of the ponds.

b. 2027 HOA Election Committee and Nomination Forms – Nomination forms will be sent via E-mail and posted on the HOA website, and should be returned no later than October 10, 2026, via mail, or dropped at the mailboxes at the Community Bulletin Boards.

- i. **Self-Nomination Form A** – Should be completed by a community member who wished to run for a position on the 2027 HOA Board.
- ii. **Nomination Form B** – Should be completed by a community member nominating someone for a position on the 2027 HOA Board. Please ensure you have communicated with the person you are nominating to get their confirmation before submitting their name on the nomination form.
- iii. **2027 Election Committee** – Noemi Cuadrado, Chris Allen, and we have volunteered Maggie Fosler to be part of the committee.
- iv. **We need volunteers for next year's Hunters Mill HOA Board, so please consider running for any of these positions.**

c. 2027 Election Ballots and 2027 HOA Dues Invoices – To be sent via mail no later than November 15, 2026. Please complete and submit your 2027 Election Ballot no later than Friday, December 4, 2026.

d. 2027 Election Ballot Count and Election Results – Saturday, December 5th. Results will be sent out via email and posted on the website.

- e. **Sidewalk Repairs** - Have been completed by the city. Thank, City of Jacksonville for these repairs.
 - f. **5% increase for next year's HOA Dues** – Motion was made by Chris Allen, HOA Treasurer, to include the annual 5% increase to the HOA Dues for 2027. Motion to accept the annual 5% increase was made by Erik Wilhelm and seconded by Jason Farley. The motion was approved by all board members present.
 - g. **Nuisance/non-registered vehicles in the community** – Vehicles not removed or repaired in a timely manner will be reported to the Police and the City of Jacksonville for citations immediately.
 - h. **Food Truck** – Friday, October 16th - Zoyas Caribbean Food Truck. Main Entrance from 5:00 to 7:30 PM. Please remember to support these small businesses during these events. Thank you in advance for your support.
 - i. **Pothole at the main entrance** – Will be reported to the city for repairs.
- Motion was made by Jason Farley and seconded by Erik Wilhelm to adjourn the meeting, and was approved by all members present.

The meeting was adjourned at 7:31 PM.

Next Meeting (Final HOA Meeting of 2026) – Tuesday, November 17, 2026, @ 6:30 PM at the Monument Point Fellowship.

Submitted by

Noemi Cuadrado

Hunters Mill HOA Board Member, Secretary