

Hunters Mill HOA Meeting Summary

September 9, 2025

1. CALL TO ORDER

Meeting was called to order and conducted by the President, Tracie Barnes, at 7:00 PM

2. SECRETARY REPORT – Noemi Cuadrado

- Previous meeting minutes were read by Noemi Cuadrado. Motion to approve the minutes was made by Shane Griffin and seconded by Art Richard. The Secretary's Report was approved by the members present.

3. PRESIDENT'S REPORT – Tracie Barnes

a. Pond Aerators – Looking at purchasing a solar aerator for at least for one pond for about \$300 for now to see how it works. Recommend adding this expense to the budget for next year's budget. More to follow.

4. ARCHITECTURAL COMMITTEE REPORT – Art Richards

- Requests:

- Two new roofs approved
- Florida room addition approved
- Replace an existing shed and add a roof structure to protect a boat on an existing cement pad on the property was approved.
- A couple of homeowners continue to leave trash/recycling bins outside beyond the allotted 48 hours.
- House at the main entrance, which is not part of the HOA community, will continue to be reported to the city for the number of vehicles and trash left outside this home.

OLD BUSINESS

- a. Purchase Backflow** – Purchased and was replaced by a community member for free.
- b. HOA Board Insurance** – Policy Term: 06-18-2025 to 06-18-2026.
- c. Vote to take action on Homeowners with Delinquent HOA dues** – The HOA Board will conduct a special meeting to vote to submit the information to the attorneys, as advised previously by our attorneys.
- 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.
- e. Changing the Board Meeting Time from 6:30 PM - 7:00 PM** – Motion was made and approved by the Board Members present. The Board will address this time change again next year.

- f. **Pond Aerators** – 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. 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 and report them to the police.

NEW BUSINESS

- a. **2026 HOA Election Committee** – Volunteers
 - Maggie Fosler, Peyton Plank, and Noemi Cuadado have volunteered to be part of this committee.
- b. **2026 HOA Election Nomination Form** – Forms will be distributed to each home and emailed October 1-4, 2025. All members who wish to be in the 2026 Election Ballot must complete this form and return it no later than October 18, 2025. These forms can be returned to the black mailboxes on the bulletin boards located at the main and rear entrances or can be given directly to any board member who will return them to the HOA Secretary, Noemi (Mimi) Cuadrado, for record keeping purposes and to create the 2026 Election Ballot.
- c. **Mail Election Ballots and HOA Dues Invoices** – Ballots and Invoices will be mailed out to all community members on Saturday, November 15, 2025, as stated in our HOA Bylaws. Ballots may be returned by mail or deposited in the black mailboxes on the bulletin boards at the front and rear entrances. Election ballots must be returned no later than December 5, 2025. Please exercise your right to vote for your 2026 HOA Board members.
- d. **Count Election Ballots and Announce 2026 Election Results** – The 2026 HOA Election Committee will count the ballots and report the results on Saturday, December 6, 2025, via email and the posted on the website.
- e. **Food Truck Friday – Compass Eatery LCC** – Friday, September 12, 2025, from 5:00 -7:00 PM, Main Entrance. Please come out and support this event.
- f. **Christmas Decorations** – After discussion, a motion was made by Erik Wilhelm and seconded by Shane, to only decorate the marquees and front and back entrances with Christmas decorations for this year. Homeowners may decorate the light poles closest to their homes, if they wish. This motion was approved by all members present.
- g. **Trim the Tree at the back entrance** – Will need to call the city to see if they can come cut the tree branches obstructing the bulletin board at the back entrance and cut down the dead tree located nearby. More to follow.
- h. **City sprayed throughout the community for mosquitos** – A call was made to the city about the number of mosquitos in the area, and they sent out a truck and sprayed the entire community. Thank you, Jacksonville City.
- i. **Black car parked on the main entrance cul-de-sac** - The owner of this vehicle blew out the engine and will be removing the vehicle soon from its current location at the main entrance cul-de-sac.

- 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 7:46 PM.

Next Meeting – Tuesday, November 18, 2025, @ 7:00 PM (New Time for the remainder of this year) Finally Meeting of the Year – Monument Point Fellowship

Submitted by

Noemi Cuadrado

Hunters Mill HOA Board Member, Secretary