

January 25, 2020
The Paddocks of Thoroughbred Acres
General Member Meeting Minutes
thehoapaddocks@gmail.com

OLD BUSINESS:

- 1) Explained that Karen Novak (CPA) is handling the HOA bookkeeping and other duties that the Treasurer and Recording Secretary. Henry ask members attending meeting if they wanted to step up and take the Secretary position or a board member position. Noted the Vicky has taken the Treasurer position and working with Karen and Henry has taken on Secretary duties Along with being President. Vicki has stepped down from the Vice President position to focus only on Treasurer.
- 2) A) Henry noted that the vehicle issues have been resolved.
B) Flood Plain issue has been fixed by the city and verified with Mrs. Jackson who was attending the meeting.
C) Covered street parking issue – our streets our public streets and follow the city ordinances that our in place.
D) Voting on changes to our bylaws – going to discuss with lawyer and options to change voting percentages stated in our bylaws.
E) Still working on resolving drainage ditch issue – This Way Home entrance with Rt. 32.
F) Restated purchase of two new laptops for HOA use – help keep up with new technology for handling HOA business, such as using Dropbox, Email, and etc.

NEW BUSINESS

- 1) Showed attending members the new Drop Box for accessing reports and HOA records online. Karen, CPA, has set this up for our HOA. It is a secure cloud service for retaining HOA records. Henry thanked Karen for helping us to set this up. Karen also scanned in the HOA past records and uploaded to the HOA Drop Box account. Henry explained that Karen is still in process of finishing up that project.
- 2) Went over 2019 Financial Report and explained income and expenses for the year. Also explained. Covered the HOA now using online banking.

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- 3) Henry informed members that after Lien research for Lien's HOA had placed had been completed and all Lien's, but one, has been released and recorded by Scott County.
- 4) Explained with all the recent Home Sales in our HOA that we are using the Scott County PVA web site to track sales and new owners to keep HOA records up to date. Also, that we have contacted all The Realtor's in our area, and they have copies of our Bylaw's and know how to contact us for HOA addition information and HOA Dues.
- 5) Henry informed attending members about our HOA using Face Book and Next Door Web sites to keep up on HOA news and contacting HOA along with our email account with Gmail.
- 6) Henry ask attending members for their input on setting new date for collecting dues. Most members wanted June of each year due to at the year end and first of year being time periods where they incur extra expenses such as Christmas, Property Taxes, and Insurance. Henry informed them that the Board will discuss at the HOA Board Meeting in March and will get back to them.
- 7) Question was brought up about rumors of new streets being added to our neighborhood. Several members said they were told that in near future streets were going to be added between High Hope Lane and the Lexus Byway. Henry said he will contact Whitaker Bank and ask what the plans for expansion were since they own the land. Also, will ask if they plan to start a new HOA or add to ours.
- 8) Henry ask once again at end of meeting for volunteers to fill open HOA Officer and Board Member positions.
- 9) Discussed ideas for HOA events such as movie night for kids, rent Pavilion Pool for kids, cater picnic meal in open space by Horse Statue, with Whitaker Bank approval and ask members if they had any ideas please email or contact HOA.
- 10) Discussed Voting Bylaw issue again at end of meeting and HOA to discuss with HOA lawyer.