

The Paddocks of Thoroughbred Acres
General Homeowners Association
Meeting on 7/23/22

Board attendees: Henry White, David Kincaid, Nancy Smith, Johnda Meadows and Kim Hudzinski.

The meeting was held at the Scott County Public Library conference room C. Henry White, the President, called the meeting to order at 10:01 after members were greeted and refreshments served. An opening prayer was said.

- Introduction of new positions of Nancy Smith as HOA Treasurer and Johnda Meadows as HOA Secretary.
- Recognition and appreciation of Mike Sweeney and Vickie Basile of their dedicated 5-7 years of service to the HOA. Both have resigned and the positions are open for filling. There is a good possibility that one homeowner may be interested in volunteering.
- There were approximately 30 HOA members in attendance and discussion of HOA goals and objectives took place. There was an explanation of contracts and guidelines regarding the ability to change and adopt new laws and covenants. The condition of quorum and majority percentage of votes were explained. Another block party style meeting this fall in the green area by the horse statue was discussed including food, inflatables, tents and corn hole etc.

- Financial reports for 2021 and 2022 were dispersed and discussed. Details such as income, gross profit, expenses and balances were reviewed.
- Member dues was addressed. Emails and letters sent to those that are still unpaid. As of to date, there were 52 outstanding for 2022 and 6 outstanding for past years arrearages. Liens will be submitted to the Scout County Clerks office. It was stressed again that members behind in dues can set up a workable payment program.
- The progress on new street signs and posts were announced with examples on display. Because of the city's MUTCD regulations on color the approved black and gold sign now must be green and white to comply. The city engineers office may supply the signs to reduce costs.
- The meeting was then open for questions and discussions. The topics mentioned were pools, sheds, voting, parking violations (It is unlawful to block driveways, mail and trash services), upkeep, eyesores, trailers, pet waste cleanup and basketball goals (Should be stored when not in use). Members were directed how to address grievances. Concerns can be emailed to thehoapaddocks@gmail.com or submitted to the website <https://paddocksofthoroughbredacres.com>. The website is also contains the Bylaws and Covenants for review. Some issues may be addressed through Georgetown Code Enforcement by filing a city violation complaint. To promote peace and harmony we try to have a dialogue with members. If notified, some arrangements can be made on a temporary basis of approval. If a homeowner has a particular issue, please reach out and we might be able to help find a solution to your need.

- A closing prayer was said. The meeting was adjourned. Post meeting, Harry Papineni expressed interest in becoming a board member. The position candidates will be submitted for a future approval voting in the upcoming board meeting in August. Also, in that meeting a date will be set for the block party in October.

HOA President

Henry White

HOA Secretary

Johnda Meadows