

February 11, 2023
The Paddocks of Thoroughbred Acres HOA
General Board Meeting
thehoapaddocks@gmail.com

In Attendance: Henry White, David Kincaid, Nancy Smith, Johnda Meadows, and Ryan Gardner.

Absent: Kim Hudzinski, Richard Palmer, and Harry Papineni

The meeting was held at First Watch and was called to order at 10am. An opening prayer was said by the president, Henry White.

1) Street Signs

- **Progress on the new street sign project was discussed. Currently there is still not a formed contract. Ryan Gardner agreed to follow up with Mr. Santiago at Lex Mailbox and Street Signs. If a satisfactory conclusion is not made, it was decided to search for a new contractor. The status of mailbox repair issues that meet postal code will also be pursued.**

2) Neighborhood Traffic

- **By text notification Kim Hudzinski conveyed that she is working with the city council regarding school bus traffic issues and has requested speed bumps, speed limit and school bus signage for bus stops. There has already been a police presence noticed until it is resolved.**

3) Financials

- **It was proposed and agreed upon by unanimous vote to increase the two paid positions of secretary and treasurer.**
- **It was also agreed upon to waive the HOA dues for the board members in appreciation of their service time and efforts. This will also include the Pendergrass homeowners who volunteer**

their landscaping services by the horse statue. It was acknowledged that this may help attract and keep future members when needed while also serving the community. Stipulations of attendance and participation requirements must be met to qualify for the waiver.

- Nancy Smith, treasurer, presented and explained the 2023 HOA budget and financials. Amendments, revisions, and projections were agreed upon and passed. New quotes on insurance and landscaping will be further researched to cut down on expenses while making sure that we have the same service coverage for both items.**
- Letters of notices and invoices were sent out to nine homeowners that are outstanding in dues. A standard of operations procedure will be established for action and collection of delinquent dues. The possibility of seeking an attorney for professional guidance on a couple of pertinent issues may be sought for modifications and recommendations.**

4) Events

- Various ways of encouraging interest and participation of homeowners in future activities and voting were discussed. Food and coffee trucks for catering and potential discounts were among the suggestions. Invitation letters with options of dates that can be RSVP's to help project attendance numbers was also mentioned.**

5) Grievances

- Concerns relating to parking issues, basketball goals and other violations were received and addressed. It was decided to consider the HOA By-Laws along with the city ordinances to draft responses and notification letters that should raise awareness of the guidelines while at the same time consider the children and homeowner's needs.**
- Changes and postings will be updated on the HOA website at <https://paddocksofthoroughbredacres.com>**

- **The meeting was adjourned at 1145 by the president.**

Henry White

HOA President

Johnda Meadows

HOA Secretary