

April 1, 2023

The Paddocks of Thoroughbred Acres HOA
General Member Meeting Minutes

In Attendance: Henry White, Nancy Smith, Johnda Meadows, Ryan Gardner, Richard Palmer, and Harry Papineni.

Absent: David Kincaid and Kim Hudzinski.

- **The meeting took place at Scott County Public Library. President, Henry White called the meeting to order at 2pm and said an opening prayer. He welcomed the new and existing homeowners to the association. Refreshments were offered and provided. Introductions of the officers and board members were made.**
- **The mention of police presence in the neighborhood was made due to speeding, the running of stop signs and school bus traffic issues.**
- **Secretary, Johnda Meadows, read the minutes of the February 11th general board meeting and unanimously approved.**
- **Past grievances were reviewed. Street parking is allowed by the city for 24 hours on the opposite side of the road where the “no parking on this side of street” signs are. Unless it interferes with trash or postal services. No tractor or trailer component of a tractor and trailer unit, truck, commercial vehicle, camper trailer, camping vehicle or boat**

shall be parked or kept on any lot at any time unless housed in a garage. Basketball hoops and backboards should be stored when not in use. Trash cans should be located behind the applicable building lines and screened from public view by either shrubbery or other fencing. With communication from the homeowner temporary permission can be given for short-term exceptions. Please allow the President at least a week to address and respond to issues.

- **Board member, Ryan Gardner gave an update on the street signs and mailbox project. He noted that there was no progress or contract made. It was concluded by the President and board to move forward with the hiring of a new contractor.**
- **Tom and Nora Pendergrass have relinquished their landscaping and decorating skills in the area around the horse statue. The President asked for volunteers to take over this service or to email the board if anyone may be interested. It was discussed to waive the HOA dues for the homeowner that would assume the duty or possibly pay an hourly wage if a teenager was interested that has parental overseeing of the job.**
- **Treasurer, Nancy Smith presented the financial reports. She has filed the annual report required by the state. The tax returns are ready to be mailed out. The financials will be published in accordance with our by-laws at the end of April. The budget**

was explained along with the banking balances. Invoices for dues will be coming out June 1st and due July 1st. We now have a standard of operations for a fair and equitable collection process. Next year, the invoices will be coming out February 1st and due March 1st for the accounts to be handled in the same physical year. She noted to please reach out if anyone is struggling to pay or has a hardship so that we can better assist you with a variety of options.

- There were approximately 50 people in attendance with 14 homeowners signing in. It was stressed, the convenience and cost saving of having emails to communicate with and to facilitate surveys, questionnaires, invoices etc.**
- The floor was opened for discussion and no new grievances were presented. The new business of consulting an attorney for clarification and interpretation may be needed for future processes.**
- The President said a closing prayer and adjourned the meeting at 255pm.**

**Henry White, HOA President
Johnda Meadows, HOA Secretary**

***** Additional Note*****

- The annual neighborhood yard sale will be on Saturday, June 17th.**

