

June 24, 2023

The Paddocks of Thoroughbred Acres HOA

General Member Meeting Minutes

In Attendance: Henry White, David Kincaid, Nancy Smith, Johnda Meadows, and Rick Palmer.

Absent: Ryan Gardner, Kim Hudzinski, and Harry Papineni.

- **The meeting took place at Scott County Public Library. The President, Henry White, called the meeting to order at 1pm and said an opening prayer. He welcomed members and refreshments were provided.**
- **The Secretary, Johnda Meadows, read the minutes of the April 1st general board meeting and it was unanimously approved.**
- **Introductions of the officers and board members were made.**
- **The Treasurer Nancy Smith presented the financial reports and noted that they are published publicly and available on our website. She reviewed the current months banking balance sheet, profit and loss, and invoices and accounts receivable. She noted that we are a third of the way of invoices being paid and thanked members for their prompt payments. She stated that next year, the invoice dates will be in February to keep it within the same physical year and avoid the summer sales of houses which can cause billing issues. Late charges and interest fees have now been set up to apply to delinquent accounts. She emphasized that we are here to serve the community and if anyone needs help to just reach out and communicate to resolve issues. In the future, we will be taking stronger steps to collect outstanding dues.**
- **The President discussed future plans for street signs, mailboxes, and possibly doggie bags. The idea is to have**

consistency throughout the neighborhood and have things match. He commented that dog owners need to pick up waste. Especially in the field area because it gets on the mower and wheels and eventually tracks into the garage and smells. He stated that we are consulting with an attorney to help us with voting on amendments and updating the bylaws to benefit the community. He noted the upcoming field party will be in September and mentioned the possibility of food trucks. He is overseeing a water issue with GMWSS, and the need for a backflow preventer to be installed by the horse statue.

- **The floor was opened for discussion. We will separate the voting issues of sheds and pools and address them individually. Pools will be the first item to be voted on. It was suggested that decorations need to be taken down 30 days after the holidays. It was mentioned how the appearance of the neighborhood has declined and the President will address the issues. Solicitors was raised as a concern and signage was discussed as a solution and may be added as a topic to discuss with a lawyer. Mowing regulations and city code enforcement were discussed.**
- **There were approximately 15 households in attendance.**
- **The President said a closing prayer and adjourned the meeting at 1:45pm.**

Henry White, HOA President

Johnda Meadows, HOA Secretary

