

September 30, 2023

The Paddocks of Thoroughbred Acres HOA

General Member Meeting Minutes

In Attendance: David Kincaid, Nancy Smith, Johnda Meadows, Rick Palmer, and Ryan Gardner.

Absent: Henry White, Harry Papineni and Kim Hudzinski.

- **The meeting took place at Scott County Public Library. The Vice President, David Kincaid conducted the meeting. He called the meeting to order at 130pm and said an opening word of prayer. He welcomed members and snacks were provided.**
- **The Secretary, Johnda Meadows read the minutes of the June 24, 2023 general member meeting minutes. A motion was raised to accept the minutes, and all was in favor.**
- **David introduced all the officers and board members present.**
- **The Secretary noted to add phone number or email address on the sign in sheet unless we have it already. A question of security was raised. It was explained that the website is password protected, encrypted, limited access by board members only and it has high levels of security.**

- **The Treasurer, Nancy Smith, went over the main financials of the balance sheet, the current month and year to date profit and loss statements and some new information available regarding payments. She stated we have stayed within budget except for one item incurred for repairs and maintenance which was not scheduled. The city required us to install a back flow valve for the water by the horse statue. She noted that 11 homes are delinquent in dues and the system now automatically includes late charges and interest. She encouraged members to communicate with the board if having difficulty and stressed our willingness to help with a payment plan. She reminded members that the invoice cycle will start in February next year. This will avoid the summer sales issues and keep collections in the same physical calendar year. She explained how she generated a secure QR code or payment link that bypasses the website, and it costs less (approximately \$3) than the current \$8 fee. In payment reminders, all you must do is scan the code with your phone and it takes you directly to payment. The member enters the contact information needed to properly credit the correct account. The standard of process for collections was explained and why it came about in order to be**

fair and equitable. All were in favor of accepting the treasurer's report.

The floor was opened for discussion.

- **A discussion to post a HOA community sign to notify potential homeowners and realtors will be aware of bylaws and covenants which are also posted on the website.**
- **It was noted that we are going to try to contact a previous lawyer for legal advice regarding voting issues and educate the board on the correct procedure for bylaws and covenant changes legalities.**
- **The fall get together fell through for several reasons and will be postponed to possibly Spring of next year.**
- **The complaint process was discussed, and the form is accessible on our website.**

David brought the meeting to an end at 225pm and said a closing prayer.

David Kincaid, HOA Vice President

Johnda Meadows, HOA Secretary