

The Paddocks of Thoroughbred Acres HOA, Inc.

Board Meeting: June 7, 2025, at 10 AM Scott County Public Library, Meeting Room J

Meeting Minutes

Board Attendees: Ricki Palmer, David Kincaid, Nancy Smith

The meeting was called to order at 10 AM with an opening prayer.

Minutes from the previous meeting were read and accepted.

Ricki Palmer gave the President's report:

- Ricki welcomed all residents that were in attendance, thanked them for their dedication to our neighborhood, and encouraged their collaboration.
- Statue Project
 - Simplicity Landscaping has been awarded the project at a cost of approximately \$3500. and will be completed within the next week or two, weather permitting.
 - A motion was made and approved for soft pressure washing to be done prior to Simplicity starting at a cost of \$100.
 - The annual backflow test was completed and was reported to the city that we passed. The cost was \$100.
- Mailboxes
 - A survey of the damaged mailboxes was completed.
 - Replacement mailboxes were researched and can be obtained for approximately \$34 at Lowe's. Metal poles can be replaced for \$66.
 - After much discussion, a motion was made and approved that for those who have damaged mailboxes, the Board will send notification and offer a \$30 credit on 2026 dues after a receipt is provided to document the repair using the approved mailboxes. The hope is to improve on the uniformity within the neighborhood and make sure all mailboxes meet the Postal Code.
 - There will be a time limit established from the date of the notice to complete the repairs to be eligible for the credit.

Nancy Smith gave the Treasurer's report:

- Financials were presented and passed around to those that were present. Copies were made available by email request.
- An update on a foreclosure sale was presented. We will be receiving payment in full to satisfy our lien.
- A motion was made and passed to close The Whitaker Bank accounts as we have completed the transition to Stock Yards Bank & Trust.
- Liens have been placed on properties that have still not paid their 2025 dues or at least responded to our attempts to contact them to set up a payment plan.
- Some members present expressed interest in contributing to our Benevolence fund.
- Nancy requested permission to purchase QuickBooks Online Pro Advisor annual recertification test prep material at a cost of \$50. A motion was made and passed to approve this.

Nancy Smith gave the Secretary's report:

- A newsletter was sent out via email, posted to our Facebook page, and will be posted to our website.
- Violation letters were sent out to those that were known to be in violation of our bylaws and covenants.
- A Nominating Committee was created for the purpose of presenting a slate of Board Members to be voted on at our annual meeting. Thank you to those that volunteered to serve!
- Annual meeting planning:
 - The General meeting will tentatively be held on September 27th at the Library. Details will be published on Facebook and on our website as they are confirmed.
 - We will hold a Family Fun Day at the Horse statue approximately one or two weeks ahead of the General Meeting. This will allow candidates to introduce themselves to their neighbors. This will be on a Saturday and last two hours with food and games following the introduction of the candidates.
 - Using the same local vendors as last year was approved pending availability.
- Secretary position-This role and all responsibilities will be defined and provided to the Nomination Committee so that the skill set needed will be clear to those interested in this role.
- The online process for contacting the Board with a question or a complaint was outlined.
- Our Vision Statement was read for those that were present.

The meeting was adjourned at 11:30 AM.

Ricki Palmer, President

Nancy Smith, Treasurer and Acting Secretary