

The Paddocks of Thoroughbred Acres HOA, Inc.

Board Meeting: August 9, 2025, at 2 PM - Scott County Public Library, Meeting Room J

Meeting Minutes

Board Attendees: Ricki Palmer, David Kincaid, Nancy Smith, Harry Papineni

The meeting was called to order at 2 PM 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.
- We are in discussion with our attorney regarding violations
- The Statue Project has been completed, and more color is showing as they continue to bloom
 - We want to look into waxing the statue before year end
- Mailboxes: All have been repaired except for two.
- Nominating Committee: Thank you to Tom Pendergrass and Kelly House for volunteering to serve
- Streetlight outages should be reported at KU.com as we do not have any control over the lights

Nancy Smith gave the Treasurer's report:

- Financials were presented and passed around to those that were present.
- The 2026 Budget Proposal is ready for the Board's review
- Collections: We now have Zero Accounts Receivable
- Liens: We have a lien on only one property at this time.
- The Whitaker Bank accounts were closed as we completed the transition to Stock Yards Bank & Trust.

Nancy Smith gave the Secretary's report:

- Violation letters were sent out to those that were known to be in violation of our bylaws and covenants.
- We have no open complaints and the process for making a complaint through our website was explained
- Upcoming Schedule:
 - Family Fun Day at the Horse Statue: September 13th from 4-6 PM
 - General Meeting @ the library room C: September 21st from 3-4 PM
 - Board Meeting @ the library room J: September 27th from 10 AM -12 PM

The meeting was adjourned at 3:15 PM with a closing prayer.

Ricki Palmer, President

Nancy Smith, Treasurer and Acting Secretary