

The Paddocks of Thoroughbred Acres HOA, Inc.

Annual General HOA Meeting: September 21, at 3 PM Scott County Public Library, Meeting Room C

Meeting Minutes

Board Attendees: Rick Palmer, David Kincaid, Harry Papineni, Vicky Basile

The meeting was called to order at 3 PM with an opening prayer.

Ricki thanked all of those who came out to the meeting. He then started talking about some of the 2025 accomplishments:

- Horse Status and the refreshing landscaping that was completed this year
- While on the topic of the horse statue, he talked about the current position and that the HOA and The Paddocks subdivision starts at this point. That Whitaker owns west of the statue to Champion Way. This property is outside of the subdivision plot and was the reason why it was placed where it today
- Mailbox campaign with the replacement of the damaged lids and how this was based on a April/May survey of the neighbors to encourage homeowners to replace damaged mailbox. There was a \$30 incentive for those that were identified as having damaged mailboxes to replace and a credit to your 2026 dues of \$30. We started with around 20 addresses and currently we have about 5-8 remaining that need to be replaced.
 - There were a few comments from the floor regarding the posts, Ricki advised that the next wave would include post replacement. Another comment from the floor is that he has a contact that may be able to help us with this, and he would reach out to see if he can confirm.
- The Nomination Committee was established this year with Tom and Kelly that supported these activities with nominations for the 2026 Board.
- A recap of the Family Fun Day event with feedback from the members and board members.
- HOA Deed Restriction Signs posted on This Way Home. Also, Speed Limit signs were approved by the Traffic Committee to be placed on Pavilion Way near the Pavilion Playground. No timing from the city on this.
- Ricki also said that Board Members are compensated for their annual dues. No board members are paid outside the Treasure & Secretary. Board members that invest into the HOA as board members do have the annual HOA dues waved. This has been in place for the past few years.
- Ricki shared that the Treasurer is paid \$250 a month, and the Secretary is paid \$200 a month. This has been in place the past few years.
- Ricki talked about a winter project with the website refresh and redesign to allow people to find the By Laws, Declaration of Covenant, and meeting minutes quicker. Currently these are under the HOA Member section, we need to have these on the main page. Harry is going to work to revamp the website over winter.

- The board also recognized Kelly House for his years of service with pick up trash around the subdivision. The board presented Kelly with a plaque.

Ricki then advised the members that Nancy Smith has resigned effective September 1st and thanked her for her years of service. With this resignation, the board nominated & approved Vicky Basile as the interim Treasurer for 1 year until the next voting cycle in October 2026. That any current votes for Nancy on the current ballots will be voided during the count on 9/27/2025.

Ricki talked about the current ballot process that these would be counted live in front of those that wish to join next Saturday 9/27/25 board meeting starting at 10am here in the library. He also mentioned that he would record the vote counting and post the results and video.

Ricki allowed a Q&A session from the floor regarding the candidates. During this, all of those that attended did introductions around the room.

- Ricki presented the 2026 budget and walked a few lines to help clear some questions that we have received. Questions were about the Annual Dues Income of \$15,200 vs the rate based on 162 homes that should have been \$16,200. Ricki explained that this is due to the board members getting their annual dues compensated for serving. We also have a few off sets with the \$30 mailbox incentive for 2026.
- Question about the Meals and Entertainment of \$4,500, this is all towards the Family Fun each Fall. No other meals or entertainment is purchased for meetings or other events.
- Question about the Subcontractor-Board Reporting expense of \$6,600, this is the expense of the Treasure & Secretary positions.
- Question about the app under software and App expense of \$350.00. The software is for QuickBooks and the app, we currently do not have any apps, but Ricki would confirm that this is for the annual dues' payment via credit card.
- Suggestion from the floor is to rename some of the above expense categories to avoid confusion or questions going forward. Ricki advised that we will do this for the 2027 budget and beyond.

Ricki mentioned that our next HOA meeting is next Saturday 9/27 starting at 10am. That the ballot would be opened and read out loud. The board members would be elected based on the votes. The board would then vote on the officers at that time. A question from the floor asking if the general members can participate, Ricki shared yes, that he would like all to come and support this. This meeting is open to the public.

The floor was open for any questions, a question was asked about the shed voting process and why the board could not change the bylaws. A short discussion from Ricki and Dave on the voting process from September 2024 and that the 75% returned votes did not take place. Due to this, the vote was not carried out. Based on feedback from the lawyer, and we did not get 75% returned, the vote is dead, and no other action should be taken to vote on it. At that time, we had to move forward by following the By Laws and Declaration of Covenant that sheds, or any structures are not allowed. No more votes will be taken regarding the sheds.

Open discussion about Christmas and new decorations the board is following up on. Ricki did reach out to the City and they were not too interested in supporting us with hanging on the streetlights at this time. But we would like to do something. More investigation into options to be taken by the board.

The meeting was adjourned with prayer at 4:30pm.

Rick Palmer, HOA President