

The Paddocks of Thoroughbred Acres HOA, Inc.

HOA Board Meeting: December 6, at 10 AM Scott County Public Library, Meeting Room E

Meeting Minutes

Board Attendees: Rick Palmer, David Kincaid, Maryalys Poulson, Vickie Basile

2026 Board Attendees: Blake McBrayer, Gwen Scott

There were 14 households represented at the meeting as well as Karen Novak, our CPA.

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

Ricki thanked all of those who came to the meeting. The newly elected board members and officers were introduced:

Officers:

President – Ricki Palmer

Vice President — David Kincaid

Treasurer – Vickie Basile

Secretary – Maryalys Poulson

Board Members:

Harry Papineni (not present at the meeting)

Blake McBrayer

Gwen Scott

Rick would like each of the 2026 Board Members and Officers to be recognized on The Paddocks Website & Facebook page with a photo and a short Bio. He has requested each of the Board members to provide this as soon as possible.

President Comments – Ricki Palmer

The 2026 Board is based on the 9/27/2025 vote. There have been some challenges with the transfer of roles and responsibilities for the Treasurer with the bank accounts, Stripe access, Microsoft subscription 11/30/25, Website renewal 12/06/25, Secretary, etc. We have worked through these, but it has been rough getting all the accounts switched from the prior treasurer to the new treasurer due to some of the account authentication issues, access to needed sites/accounts, and no training on the transfer of powers. Karen Novak has been training Vickie in the treasured role.

We're trying to be as transparent as possible, so everyone knows exactly where the funds are going. You will see some new line items on the treasurer reports to fully communicate the board members comp dues and who is getting paid for their roles and the amount.

HOA Insurance expires January 17, 2026. We have requested a quote on 9/23/2025 and again on 11/30/2025.

Annual Dues 2026: A quick recap of the 2025 dues process that will be mirrored in 2026.

For Jan 1 to Dec 31, 2025, the invoice was dated 2/1/2025 and due March 1st.

We will send a copy of the invoice directly from QuickBooks online.

Invoices that are more than 14 days past due will be assessed as a 10% late fee.

More than 30 days past due invoices will be assessed interest at the rate of 1.5% per month.

The board will set up a team workday in early January to fold invoices/stuff/stamp envelopes to send out.

The 1120 tax return for 2025 – Karen Novak, CPA will help support Vickie. Stripe will send us the 2025 Form 1099-K towards the end of January

PO Box renewal will be 3/31/2026. \$244 based on the 2025 renewal

Recent Compliance regarding fence conditions:

Homeowner (1)

Corrected and now in compliance

Homeowner (2)

Sent email to homeowner on 9/23/25. 2nd notice sent on 10/31/25. 11/7/2025 will be 45 days since 1st notice. Implement an out of compliance fine of \$100 per notice that is submitted for every 30-day period. Email from Homeowner on 11/4/25 that he will be addressing mid-Month. On 11/30/2025 I requested follow up from homeowner. We will send out another update request in the week of 12/15

Mailbox Initiative – targeting spring 2026 round 2:

Replacement boxes – There was discussion of reducing the HOA dues by \$30 for those not in compliance that repairs the non-complaint issue and turns in a receipt. (A New mailbox at Lowe's costs about \$30.)

Replacement post – There are a few mailbox posts that do not meet the requirements with broken arms and mailboxes not mounted securely.

Blake McBrayer offered to assist homeowners who have a mailbox with a lid that won't close properly, to replace the screws for no charge.

Electronic Message communication sign – Board will Revisit in spring 2026.

Spring Forum, This is a suggestion from a homeowner to host a spring forum with the board/officers provides a platform to Meet the board, a Q&A session, and get feedback on Fall Family Day and suggestions for other types of activities that owners would like to see.

Storage Building Rental that was brought up at the last meeting was discussed again. Various Board members have items stored in their garages for the subdivision, signs, decorations, envelopes, etc. It would be better to have them all in one place where any Board member could access them at any time, when needed. Blake McBrayer offered to check on a facility he uses for a competitive price for us.

Henry White Award: A plaque has been made to present to him for his years of service to the HOA. Unfortunately, he was unable to attend the meeting.

Vice President – David Kincaid

Mentioned He would like to see more involvement in the HOA from the homeowners. He suggested sending out a postcard with pertinent information, such as the website address for the HOA, A QR code to sign up to access to the Facebook page, Board quarterly meeting dates, etc. Ricki has asked David to take lead and let's get a design and cost.

Treasurer – Vickie Basile & Karen Novak

Vickie told everyone if they have any questions regarding the finances, she would be very happy to answer them. Due to the role change for the treasurer, there has been a big learning curve and necessary training to learn QuickBooks. Vickie and Karen Novak are working to provide detailed accounting for the HOA.

The bank accounts have been switched from the prior treasurer to Vickie. Vickie and Karen reviewed the 2025 financials with the below supporting documents to the board and those in attendance at the meeting.

Statement of Activity from January 1 to November 30, 2025

Statement of Activity from September 1 to November 30, 2025

Statement of Financial Position as of November 30, 2025

Statement of Activity by month from January to November

Changepoints with adding line items showing the Board Members Due Comped along with subcontractor -board reporting for the Secretary, Treasurer, and Website Administrator

HOA Credit Card checks and balance with Ricki turning in monthly statements that shows each line item purchase, the item purchases, receipts for each statement line item, and pictures of each item. Copies turned into Vickie and Karen. This will be ongoing each month to hold accountable for the credit cards.

Secretary – Maryalys Poulson

Maryalys is learning the role and responsibilities of this position. She is also focused on getting homeowners more involved with the HOA. She suggested offering rides to the meetings if it makes it more convenient for anyone. Another suggestion was offering attendance through a Zoom meeting or another digital format.

A tape Recorder for meeting minutes was needed. For financial transparency, one was ordered through Amazon for \$105.99 but was returned because it was unsatisfactory. Another was ordered from Amazon for \$76.31.

Website Redesign – Winter Project for Harry Papineni

We would like a redesign and update the entire Paddocks HOA website to make it more user friendly and to add Board members pictures and short bios. Add Board meeting dates for 2026 and the Facebook group page info.

During this section it was discussed about the HOA Facebook page. 3-4 members present signed up for the group page. A suggestion from the floor to retitle from The Paddocks to The Paddocks Georgetown and change the group page picture to our horse to aid in the search function of finding the page. Ricki will make these changes.

Christmas Decorations –

Ricki talked about the recent purchase of new Christmas decorations

Spent \$47.66 (Wal-Mart C9 LED lights) 11/1

Spent \$173.84 (Amazon Bows/Wreath/Light Yard Stakes/Garland) 11/4

Posted 11/22 to 12/28 at Horse Statue

Veterans Day Decorations –

Ricki talked about the recent purchase to celebrate Veterans Day

Spent \$60.39 (Amazon Flags/Yard signs) 11/4 and displayed from 11/8 to 11/14 on This Way Home

Upcoming Meetings: – 2026 Schedule (Rooms can only be reserved at the library 90 days in advance)

Q1 Board Meeting – Feb 21st Room J

Q2 Board Meeting – May 16th

Q3 Board Meeting – Aug 15th

Q4 Board Meeting – Nov 14th

Annual General Meeting – Sunday timing Sept 20th

HOA Family Fun Event - Sept 12th

New Business – No new business was discussed

Ricki thanked all of those that attended and provided feedback during the meeting, then discussed that the board needed to go into Executive Session. The regular session of the HOA Board meeting concluded, and executive session was called to order.

The Regular Q4 Board Meeting was adjourned at 10:49 AM Executive Session called to order.

Rick Palmer, HOA President

Maryalys Poulson, HOA Secretary