

The Paddocks of Thoroughbred Acres HOA, Inc.

HOA Board Meeting: September 27, at 10 AM Scott County Public Library, Meeting Room J

Meeting Minutes

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

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

Ricki thanked all of those who came to the meeting. First items on the agenda is to count the ballots. All ballots that were mailed were still sealed.

Rick asked Kelly House and John Dempster if they would open all the ballots and count the votes. This will remove the current board from being involved in the counting process. Rick advised that we will video this process and post on Facebook book for the members to see the process. Kelly and John proceeded to open the ballots and count. Voting was concluded and votes were tallied. Any votes for Nancy Smith would be voided. With Vickie voted into the Treasurer position as an interim, we will take the top 6 board member candidates to serve on the next board.

The votes for the 2026 board members:

Harry Papineni = 20

Claire Demspster = 9

Glenda Broome = 2

Bruce Lowe = 2

Vickie Basile = 1

Dave Kincaid = 19

Ricki Palmer = 27

Blake McBrayer = 23

Gwen Scott = 21

Marylalys Poulson = 23

The 2026 Board will be Harry Papineni, Dave Kincaid, Ricki Palmer, Blake McBrayer, Gwen Scott, Maryalys Poulson, Vickie Basile.

After the board members were selected, the board then held the vote for the officers. Motion was made on the floor to accept Ricki Palmer as President, Dave Kincaid as Vice President, Maryalys Poulson as Secretary, and Vicky Basile as Treasurer. All voted unanimously for these officers.

Ricki commented that he has spent much of the week reviewing upcoming deliverables for the HOA as noted on the agenda.

He shared a HOA task summary that Nancy drafted that shows the tasks for the Treasurer and Secretary positions. This summary was part of the meeting packet for today's review.

HOA Insurance for the horse statue and the board expires on 1/17/2026. Policy is held with Erie Insurance through Hockensmith Agency. Ricki has reached out regarding the renewal notice and commented that we should of this by end of Oct.

Annual dues for 2026, based on the 2025 dues invoice was sent out with a date of 2/01/2025 with a due date of 3/01/2025. We will sent up a meeting in early January as a team to prepare the 2026 invoices.

1120 tax return for 2024 was completed by Karen, Stripe will send us the 2025 Form 1099-K towards end of January that we will use for the 1120 tax return for the 2025.

PO Box, the next renewal is 3/31/2026 and the cost based on the 2025 renewal was \$244.

Ricki shared that we have 2 fence violations that homeowners have corrected or in the process of correcting.

We need to get better at communicating when the next HOA meetings are outside of Facebook and get back into practice with posting the signs.

Provided a quick update on the mailbox and mailbox post. We need to address some of the damage/broken posts. Ricki to reach out to Matt Welch regarding the post at 117 Starting Gate that he repaired for the welder to see if we can use the same contractor to repairs the posts.

Ricki also mentioned the feasibility of a electric message board for the back side of the horse statue. Once example from Amazon for \$400 for a 40"x17" color LED scrolling programming digital display. The thought is mounted on the backside of the statue where outgoing can see updated. More investigation is needed with the City that Ricki will follow up to ensure City code issues and the board will revisit.

Vice President Dave mentioned that he is excited to see where the board goes next that things are falling into place.

Treasurer Vickie Baslie commented that her and Karen (HOA CPA) met yesterday (9/26/25) for training on QuickBooks and review of the accounting books. More training is coming month as Vickie settles into this role. Ricki and Vickie have set up and switched all the bank accounts with Vickie listed as treasurers. She also has Treasurer laptop and HOA records.

Secretary – Newly elected Maryalys Poulson was handed the Secretary laptop and HOA records today at the meeting. Ricki mentioned that over the next few months to help support this role, he mentioned that they will work together on the laptop and HOA email to get set up and train on the email and other HOA accounts.

Ricki shared that the HOA mailing PO box 955 has 2 keys, Vickie currently has the treasurers key and Ricki passed on his key to Maryalys for the Secretary role. He commented that he has been checking the mailbox weekly.

Ricki and Harry shared some details with refreshing the HOA website. Harry has started some designing concepts. The goal is over Winter we have a revamp & redesigned website that is more informative and easier to navigate. The board shared that we would like to add pictures and bios of the board, meeting dates for the 2026 meetings, and details of the Facebook HOA page.

The board discussed Christmas decorations and at the last meeting a thought about purchasing Street Pole Décor lights. Ricki has a quote for about \$1,800 before freight shipping/tax. Ricki also talked to KU and we need a master electrician to install the light with the city's written permission. Board decided to take another approach with yard style decorations to save time and money.

The Board has discussed and set the dates for the 2026 meeting

Q1 Board Meeting – 2/21/26 @ 10am
Q2 Board Meeting – 5/16/26 @ 10am
Q3 Board Meeting – 8/15/26 @ 10am
Q4 Board Meeting – 11/14/26 @ 10am

Annual General Meeting – 9/20/26 @ 3pm
HOA Family Fun Event – 9/12/26 time TBD

The board also discussed meeting locations, Maryalys mentioned the Pavilion. She is going to reach out and see if this is possible to use one of the rooms vs the library.

Discussion today regarding the HOA Family Fun event that the past 2 years we have average around 50 neighbors at the event. This cost is about \$6,000 and only very few take advantage. What other options or events can we do to make a bigger impact. A few suggestions were food trucks and a block party. The board will further discussion in the spring and poll the neighborhood for suggestions.

Ricki asked the board and general members for New Business or suggestions. A short discussion about a possible storage rental for all the HOA items. Currently we have storage at Ricki house and Vickie house. Kelly House is going to see about options for a small storage rental and follow back up with the board.

The board held a short discussion about the quarterly meetings and decided to held a meeting 12/06/2025 to wrap up 2025 year and start planning 2026 dues invoicing and mailing.

The meeting was adjourned with prayer at 11:35 AM.

Rick Palmer, HOA President