

The Paddocks of Thoroughbred Acres HOA, Inc.
Q4 Board Meeting Minutes, 2/21/2026 10:00-12:00 PM
Scott County Public Library, Meeting Room J

Opening Prayer

Meeting minutes read and approved from the 12/06/2025 HOA Board meeting.

Officers:

President – Ricki Palmer (not present)

Vice President -- David Kincaid

Treasurer – Vickie Basile

Secretary – Maryalys Poulson

Board Members:

Harry Papineni (not present at the meeting)

Blake McBrayer (not present at the meeting)

Gwen Scott (not present at the meeting)

There were a total of 8 households represented at the meeting.

Treasurer Comments: Vickie Basile

Vickie handed out a Statement of Financial Position and a Statement of Financial Activity to all in attendance with the financials through February 17, 2026. There was a breakdown of the total assets, liabilities and equity. There was also a breakdown of expenditures and revenue. She explained they are continuing to work with the CPA to get all systems functioning from the change in board members. If anyone has questions or concerns please feel free to contact her directly.

The HOA insurance renewal of \$2026.21 has been paid, the post office box renewal will be in March.

The workday for mailing the HOA dues took place on Feb 9, 2026 and mailed the same day. The Board approved the dues be waived for Kelly House as a token of appreciation for all that he has done to support the HOA community this past year; garbage pick-up, participating in nominating committee, helping with the HOA dues mailing, etc.

There may be two homeowners who had mailbox replacements in 2025 that can have a \$30 reduction of their 2026 homeowner's dues by submitting the receipt for the purchase of the mailbox.

Secretary Comments: Maryalys Poulson

Maryalys submitted her letter of resignation due to moving out of state in April. The position is open for anyone who is interested in applying, to be appointed for the remainder of the term. Maryalys explained about the role and the strong support from the Board members she has received and encouraged those in attendance to consider it. A suggestion was made to post it on The Paddocks HOA Facebook page.

Old Business:

Mailbox Initiative – targeting spring 2026 round 2: Briefly discussed

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: Briefly discussed

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:

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.

Website Redesign - Winter Project for Harry Papineni (Not discussed)

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 retile 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.

Q2 Board Meeting – May 16th Scott County Library Meeting Room J

Q3 Board Meeting – Aug 15th

Q4 Board Meeting – Nov 14th

Annual General Meeting – Sunday timing Sept 20th

HOA Family Fun Event - Sept 12th

Open discussion:

A question was asked about the yard sale. We will partner with The Stables when we know the dates they are looking at in June. Anyone is able to have an individual yard/garage sale at any time during the year, but the benefit of doing it with The Stables is the increased volume of traffic for sales.

There was also a discussion about using the facilities at the Pavilion for an HOA event. Maryalys explained that she talked with someone there and the only time we would be able to rent the entire facility would be on a Sunday night after closing for about 3 hours. Maryalys is looking at other options and she will discuss with the Board.

Dave thanked all of those that attended and provided feedback during the meeting. The regular session of the HOA Board meeting concluded.

There was no Executive Session.