

The Paddocks of Thoroughbred Acres HOA, Inc.
Q4 Board Meeting Minutes, 5/16/2026 10:00-10:53 AM
Scott County Public Library, Meeting Room J

Opening Prayer

Meeting minutes read and approved from the 2/21/2026 HOA Board meeting.

Officers:

President – Ricki Palmer

Vice President -- David Kincaid

Treasurer – Vickie Basile

Secretary – OPEN POSITION

Board Members:

Harry Papineni (not present at the meeting)

Blake McBrayer

Gwen Scott

There was a total of 7 households represented at the meeting.

President Comments: Ricki Palmer

We purchased a new Flag and Flagpole and mounted on the horse first of April. The one from last year was a wooden pole that was in bad shape. Tom and Nora repaired it late last fall, but it was too far damaged for another year.

I short discussion about the mounting the KY Flag on the opposite side of the American flag. Ricki did take a short pause survey about the KY Flag on Facebook. We had 6 for it and 2 against. Suggestion from Tom about getting a flagpole and both flags on the pole. Ricki to investigate this option.

Ricki did reach out to Simplicity Landscaping that did the refresh last spring to see about a quick PM of the lighting and irrigation system. As of this meeting, Simplicity had not reached back. Blake mentioned that he has a landscaper that may be able to look at this as well.

Ricki talked about Facebook Communications and how this is a tool to communicate what we are doing. Also mentioned that all complaints need to go through the Website vs on Facebook. The website process allows us to track and record issues.

Ricki did talk about the mailbox Initiative – round 2. Last spring we did have about 90% of the mailboxes repaired back on this campaign and outreach. We only had 2, maybe, that provided receipts for the \$30 reimbursement. Ricki will take another survey and get updated mailbox issues to kick off round 2.

Blake mentioned that he can help with his welder to fix broken posts. Blake to get some estimates.

Ricki talked about the Spring/Summer Forum that he has failed to do this so far with scheduling and work. He still wants to get a date for this summer for a quick meeting at the horse. Ricki to look at dates and post on Facebook. This would be a time for the neighborhood to Meet the board, ask questions, and talk about the Fall Family Day.

This led into a discuss about the Fall Family Day that Maryalys talked to the Pavilion about renting the picnic shelter for \$75.00. The past 2 years we have paid about \$700-800 for tents/chairs/tables/inflatables. Very few people really take advantage of coming. Discussion from the floor that this is good and some discussion about the dates of 9/12 or 9/26. Ricki to reach out to the Pavilion to see what is available. Also, a discussion about food trucks and offering a voucher to each family for the food trucks. Ricki asked if anyone knew of any food trucks to reach out and see what they could do.

Ricki brought up Storage Building Rentals that we have HOA items in 2 different garages, and we need to store somewhere that all HOA Board members can access. Blake did get quotes from Bluegrass RV Storage on the 2026 price list. The team decided on a 10x10 storage unit for \$102. Ricki and Vickie will go to Bluegrass in the week of June 1st and set up a rental.

Ricki mentioned the HOA Post Cards that David for quotes on, Ricki asked to bump up the number to 200-300 so we can continue to pass out for new homeowners. We can print the 2027 board meeting dates there as well. David is going to re-quote.

Ricki talked about the Lawn Care for front driveway entrance that the board discussed last year maybe taking this to every other year vs every year. No action was taken then but the cost is around \$2,436.60 for 2026 planned season. Kelly mentioned maybe Whitaker would help pay for this and he would reach out. Blake mentioned that he has a landscaper that can quote and see how far off or cheap our current vendor it.

Ricki mentioned that the community Yard Sale with Stables is being planned for June 20th. More to come once confirmed. He purchased banners for the yard sale this year to get more attention.

Ricki also purchased new flags for Memorial Day and July 4th. Also purchased banners for both Holiday's.

Question from the floor regarding the Electronic Message communication sign that was talked about last meeting. Ricki shared that due to the angle of the horse sign, the sign would be more positioned away from the road and not really in a good line of sight. The sign would also be mounted towards the house at 99 This Way Home as well. So, for now, we have tabled this idea as we investigate other signs.

Vice President: David Kincaid

Thank you for those that came out, wish we could see more people.

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 April 30, 2026. Currently \$51,594.10 in a 13-month CD, \$14,184.04 in the checking account, and \$10,542.60 in the savings account for a total asset of \$76,320.74.

We have 132 out of the 162 homes paid their 2026 dues and working with the remaining 30 homes to get paid.

We have paid into the Federal Taxes this year \$168.00

Vickie also shared that we got notice about the annual backflow testing needed at the horse. Ricki is going to reach out to Joe Arnold this coming week to get this completed.

Secretary Comments:

Covered in Ricki's section above

Open discussion:

A question was asked about dogs not on leashes. We have one homeowner that continues to allow his dog to walk off leash. Ricki to address directly with this homeowner.

Ricki did get called out due to a structure fire and the meeting ended with no Executive Session or further discussion.