

The Paddocks of Thoroughbred Acres HOA, Inc.
Q4 Board Meeting Minutes, 8/15/2026 10:00-10:55 AM
Scott County Public Library, Meeting Room J

Opening Prayer

Meeting minutes read and approved from the 5/16/2026 HOA Board meeting.

Officers:

President – Ricki Palmer

Vice President — David Kincaid

Treasurer – Vickie Basile

Secretary – OPEN POSITION

Board Members:

Harry Papineni

Blake McBrayer (not present at the meeting)

Gwen Scott

There was a total of 12 households represented at the meeting.

President Comments: Ricki Palmer

Ricki shared the 2027 first reading of the budget. We will vote on the budget at the annual meeting in in September.

Ricki discussed the 2027 board process with the team and asked the floor if anyone if interested in running for the board to let him know. We shared a sample ballot to the team during the meeting. We need all interested parties to email the board or let Ricki know by 8/29. Ballots will be sent out to all residents on 8/31.

Ballots must be turned in by mail by 9/19 or dropped off at the Annual National Meeting September 27th. Ballots will be counted at the Annual Meeting.

Ricki also shared that we are in need of a secretary. A short discussion on the role of the secretary.

Ricki shared a compliant relating to basketball goals that violated the HOA bylaws.

Section 11 B Basketball hoops and backboards may be erected or placed on Lots only if said equipment cannot be seen from the first floor of any residence on any Lot other than the Lot on which such hoop or backboard is erected.

A discussion with the board and the floor led to a motion being filed by Ricki and seconded by Gwen and agreed by the board that we will allow basketballs only in the driveway of the homeowner and it must be removed after play. Basketball goals will not be permitted in the streets per Georgetown Code 302.10 and the HOA bylaws.

The board will start communicating to these effected homeowners.

Ricki shared we have had questions about poor fences and mailboxes within the neighborhood. The board will address these with the homeowners. We had success last year with the mailbox campaign and we will revisit this.

Greenspaces have been overgrowing with all the rain this year, we did have a homeowner concern that we got address with Whitaker Properties within 2 days of the compliant. All the storm channels were mowed and cleaned up.

Ricki asked if there was any feedback from the yard sale, none were received from the floor.

Ricki discussed the Family Fun day is set for the Pavilion this year for September 5th. Gwen has secured a Food Truck with Trindy's for hamburgers, hot dogs, and sides. Each HOA home will check in and get tickets for the food truck. A short discussion on if we want another food truck, team agreed to stay with Trindys. We did have a suggestion from the floor for a Knoa Ice truck; HOA will purchase ice cream for the kids to hand out.

Past 2-year events have costed around \$5,300. This year's event should land around the \$2,000 mark since we don't have to rent tents, tables, chairs and we are not catering for food.

Ricki shared that we have rented a storage building for the HOA items that have been stored in board members garages.

Ricki shared that Dave has been working on HOA post cards and that this will be the 2027 meeting dates, HOA communication platforms and details. Cost is around \$400 for 200 post cards. This includes design, addressing, printing, and postage.

Ricki filed a motion and Dave seconded the motion, motion carried by the board. Dave will work on getting an updated quote.

Once we have determined the 2027 meeting dates at the Annual Meeting, we will get these ordered.

Ricki shared that the board for the past 2 years has been looking into the lawn care of This Way Home.

We spend about \$2,500 a year on spraying this area. Mowing is managed by Whitker and not HOA responsibility. Blake has quoted a new company with Padgett Lawn Service which is about half the cost. Ricki filed a motion to switch to Padgett for the 2027 season, Dave seconded the motion, motion carried by the board.

Ricki shared that the annual GMWSS back flow testing has been completed at the horse. Cost was \$100.

Vice President: David Kincaid

No comments

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 end of July 2026. \$73,051.77 between the 3 accounts with StockYard Bank.

CD = \$52,168.60

Checking = \$10,334.00

Savings = \$10,549.17

There was a short discussion about the late fees and how it is not possible to pay online. Suggestion from the floor about Venmo or other platforms that do not charge transaction fees.

Vickie is going to follow up with Stockyard Bank and see other options vs the Stripe that does charge \$3.30 per transaction.

Secretary Comments:

Covered in Ricki's section above

Open discussion:

The State Flag was asked from the floor, so this brought up the flagpole idea again at the horse. Tom is going to investigate a contractor and will let Ricki know

Meeting was adjourn and the board went into Executive Session at 11:00am.