

The Paddocks of Thoroughbred Acres HOA, Inc.
2026 Annual Meeting Minutes, 9/27/2026 1:00-2:00 PM
Scott County Public Library, Meeting Room F

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

Gwen Scott

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

President Comments: Ricki Palmer

Ricki discussed the fall family fun day and recapped and thanked all the came out. Overall great event, the temperatures were hot. The total cost ended up around \$2,500. Ricki also thanked Gwen Scott for all the hard work on getting the door prizes. Ricki opened up the floor for questions and feedback.

Gwen Scott brought up a motion on the floor to get 3 more gift cards for the remaining 3 people that did not get a 2nd item. All the others at the event got 2 door prizes but these 3. This was due to one family getting 4 items, so to be fair to the other 3 people, these gifts cards would be provided to them. Ricki seconded the motion, and all board members voted yes. Motion carried.

Ricki asked Vickie and Gwen to handle this by getting the 3 gift cards and taking them to the other 3 families.

Ricki discussed the flagpole quotes and 2 different sizes, a 20' and a 25'. We still need to measure to ensure we got the correct height to clear the horse with the flag. We will start this in the spring once the ground thaws. Blake stepped up to help lead this activity.

Ricki mentioned that he has called Younger Electrical Services about the electrical issues at the horse. We are on the list, but it's been 2 weeks, and they have not been able to work us in yet. Blake is going to take another look at this and see what he can discover as the issues and repair.

Ricki discussed with 2 members of the community that have been behind the scenes and supported the neighborhood. The first is Gwen Scott that spent countless hours working to get door prizes. And the other second is Tom and Nora Pendergrass that always step up and support the HOA from taking care of the horse landscaping to researching items needed. Both will receive \$100 VISA gift card in appreciation for their service to the HOA.

Officer round table

Dave – wishes we would get more people involved and at the meeting

Harry – Sorry could not attend the Family Fun Day, but the pictures looked like it was a great event

Blake – Apology for missing the past meeting and Family Fun day

2027 Board vote was counted by John Dempster and Kelly House. Ballots were open and counted in front of them at the annual meeting. Vote counting:

Ricki Palmer = 22
David Kincaid = 11
Vickie Baslie = 22
Harry Papineni = 12
Nanxy Mercado = 18
Blake McBrayer = 18
Gwen Scott = 20

Write-in candidate
 Claira Dumpster = 3
 Glenda Broome = 2

The 2027 Board will remain as today; all 2026 board members were voted back in place.
This board will then make the officers' selection at the November meeting and vote the new officers into place.

The 2027 Budget Approval – Ricki missed this and we will vote at the November meeting

2027 Lawn care was discussed Padgett Lawn Services was bid against Weedman and came in at \$1,050.00 for weed control vs the \$2,436.60 for the 2026 cycle for Weedman.

Ricki filed a motion to switch to Padgett, David seconded the motion. All board members voted for this.
Motion carried.

2027 HOA Mailing Post Cards were discussed that we will mail out the 2027 meeting dates, the communication channels for the HOA. Ricki filed motion to move forward with this, David seconded the motion, all board member voted yes. Motion carried.

Ricki asked David to take lead and move forward with the purchase.

Upcoming Meeting is the Q4 HOA Board meeting set for November 14th at 10am at the library.

2027 Meeting dates were discussed that we will keep the 2nd month of each quarter on the 3rd Saturday.

Q1 = Feb 20th

Q2 = May 22nd

Q3 = Aug 21st

Q4 = Nov 20th

Annual General Meeting = Sept 19th @ 1pm

HOA Family Fun Day = TBD

Ricki opened the floor for any comments, questions, feedback.

Ricki closed the meeting in prayer at 1:43pm.