

Paddock's Property Owner's Association Board Meeting Minutes
January 8, 2024

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday January 8, 2024 at 6 p.m.

Members in attendance included:

Risa McMillan
Donna Thomas
Shawn Zink
Doug Westveer

Risa McMillan presented the December 18, 2023 POA meeting minutes which were reviewed by the attendees, and unanimously approved

The purpose of the January meeting was principle to establish the agenda and content of the POA owners meeting scheduled for Sunday, January 21, at 1 PM in the clubhouse the following reports were reviewed, and the content of each report was discussed by board members:

The following committee reports were presented and discussed:

Financial report: The balance sheet as of December 31, 2023 was presented by Donna Thomas. Line items were reviewed and a proposed annual budget for 2024 was presented. Total expected income for 2024 is \$132,300 compared to \$164,374 for 2023. Total expenses for 2024 are expected to decrease to \$123,200 compared to \$138,763 in 2023. The proposed budget requires an approximate 3% increase in POA fees to \$1700 for 2024.

Pool and clubhouse Shawn Zink reviewed the work performance thus far by Diamond Pool Company, which appears to be acceptable and timely. The street sign refurbishing project remains underway. Replacement of the blinds in the clubhouse is completed.

Grounds and maintenance: Projects completed in 2023 include sidewalk repairs, street drainage, improvements and tree trimming. Speed bump replacement is planned for early in 2024.

Executive projects: A new website, community events for adults and children, and updates to the pool and clubhouse policy and reservation system will be highlighted at the annual meeting. Ongoing problems with the security gate function was discussed. Management of this issue will be forwarded to GW services to better facilitate completion of this project.

Board nomination: a single vacancy will arise on the board in 2024. Only one individual expressed interest in filling this position and Andrew Holland's application was reviewed and accepted.

Having completed the above discussions, the board approved the 2024 annual meeting agenda as distributed to all POA members by GW Service this week. The meeting was adjourned at 7 PM.