

Paddock's Property Owner's Association
Board Meeting Minutes
May 13, 2024

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, May 13, 2024, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

Risa McMillan
Tracy Schwartz
Tim Wright
Donna Thomas
Andy Holland

Board meeting Minutes of April 15, 2024, were reviewed and accepted.

POA financials: Donna Thomas presented the April 2024 financial report and noted that a couple people still had not paid POA fees. There were a number of landscaping and general maintenance expenses in April including tree work and pine straw. ARB fees have netted us \$9,000 to date for the fiscal year.

Pool and Clubhouse: Shawn reported that all caps had been replaced and the final signs completed. Because of a recent weekend day where there were two parties at the pool and nobody took out their garbage, Shawn proposed a garbage deposit be imposed for pool parties. After much discussion, it was decided that the pool/clubhouse rules would be amended to include the following: GW must be notified of any gatherings of 10 or more people. For small parties, the property owner is responsible for removing their trash. There will be a \$50 trash removal fee

Andy: Andrew Holland discussed Lake Russell clean-up and noted that to date we have had 3 applications for the algae and underwater weeds. He said that our tech from Estate Management Services thought it would take 6 months to a year for complete clean-up.

Grounds & Maintenance: Tim Wright reported that clean up on Percheron had been completed. He noted that the irrigation system in the park was not functional and it was deemed that we would ask Matt Thomas about his time frame for clock installation and irrigation assessment. Tim will take out the three trees at the entrance to allow for future plantings.

ARB: Tim stated that two lots on Percheron had sold and both new owners were anxious to build in the near future. Felicia submitted plans to enlarge her driveway and they were approved.

Aesthetics: Tracy Schwartz reported that the final planting was completed at the front gate after the school bus damage. She said she hope to cover up the box on the entrance Island with some plants. Tracy inquired about paving the alleyways and Tim referred to some quotes he received many years ago for 85k and 140k. Tracy questioned whether the covenants prohibited things in the front of the house like toy houses and hammocks and it was decided a review of the covenants would be in order.

Risa: Risa McMillan said that we are in search of a new Board member to replace Lola Campbell who has tendered her resignation. She noted that had submitted all the school bus damage bills to the insurance adjuster and we are waiting on a check. The new gate company is working to resolve all of the unfinished issues and Risa would contact them to see what kind of time frame we were on. There was discussion of this year's Fourth of July party: Fireworks will commence at 9pm and be over by 10pm. A pool picnic and party would be hosted by the POA with byo beverages. Tracy and Donna said they would look into a caterer to do the grilling.

Having no further business to discuss Risa closed the meeting at 7:45 PM.