

Paddock's Property Owner's Association  
Board Meeting Minutes  
February 16, 2026

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, February 16, 2026, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

Risa McMillan  
Andy Holland  
Shawn Zink  
Tracy Schwartz  
David Sonny  
Lauren Dooley

Board meeting Minutes of December 15, 2025, were reviewed and unanimously approved by the board members.

The following committee reports were presented and discussed:

Treasury Report: Total income for the month of January was \$143,203.59, most of which was POA dues. Total expenses were \$13,205 which was \$40 under budget. We have \$28,716 in the operating account and \$117,994 in capital reserve account. Expenses for January included attorney fees of \$1446, final gate bill of \$580 (which was reduced significantly), and three Ruppert Landscaping bills totaling \$1981.

Pool: Shawn reported that we had a frozen pipe at the outdoor pool shower which he repaired. The water to the pool area had to be cut off for a few days while repairs were made. Because the pool was closed and no events were scheduled, it was deemed unnecessary to alert the homeowners.

Lake: Andy reported that the lake looks good and we are currently in limbo between two companies – We have sent Estate Management a termination letter and are waiting to hear back. Andy talked to Tim again about a boat ramp by the lake for easy access for maintenance.

Grounds and Maintenance: No Report available.

ARB: Tracy reported that the plans have been approved for Schumacker which is the lot between Parker's and Castaldi's on Percheron. Road impact and plan review fees have been received but they submitted before contractor refundable deposits were in place so she was unsure if we would receive that 1% fee. There is another home going to go up by the mailboxes also in 2026. The final tree bill from Lenny for 2025 tree removal and limbing has been approved and submitted to GW for payment.

President's report: Risa noted that a letter was recently sent to a homeowner from our attorney in regards to aesthetic changes to the appearance of their driveway and they were asked to submit a proposal to repaint with an earth tone color. The new ARB Rules and Regulations have been submitted and recorded by the county. After dissemination to the neighborhood on 2/11, it was brought to the attention of the board via emails that the new Rules and regulations contained a phrase that long term rentals time frame was 6 months (not 12 like in our amended bylaws). It was concluded that this was an oversight and would be removed/corrected.

Having no further business to discuss the meeting was adjourned at 6:54 PM. The next POA board meeting will be on Monday, March 16, 2025, at 6 PM in the clubhouse.