

Paddock's Property Owner's Association
Board Meeting Minutes
March 17, 2026

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Tuesday, March 17, 2026 at 6:00 pm in the Paddock's clubhouse. Members in attendance included:

Risa McMillan
Andy Holland
Tracy Schwartz
David Sonny
Lauren Dooley
Tim Wright

Board meeting Minutes of February 2026, were reviewed and unanimously approved by the board members.

The following committee reports were presented and discussed:

Financial Report: GW Services sent out the 2026 Yearly HOA Dues. A notice will be sent to residents after 30 days post due.

Pool: April 1st is the official opening date for the pool. The PADDOCK'S POOL and CLUBHOUSE POLICY letter was emailed to all residents on March 25, 2026.

There are the following fees included in the reservation of the clubhouse and pool; *Notification of all pool gatherings of 10 or more people must be given to GW Services and secured with a **\$50 trash deposit check** which will be shredded post event pending clean-up and trash removal. The pool, clubhouse and patio can be reserved for a large function (25 or more guests). **All large events will incur a \$100 non-refundable fee.** Large function reservations will not be accepted for Holiday weekends and, unless receiving Board approval, shall be restricted to after 5pm. These are very infrequent and should cause minimal disruption. Owners are responsible for removing ALL their garbage following an event.*

Lake: Andy reported sending the termination letter to Estate Management. Current discussions are with Ruppert Landscaping to take over management of the lake. An examination of the loose pavers and sidewalk areas needing fixed will take place, planning ahead for these fixes in Fall, 2026.

Ground and Maintenance: Tim reported on the leaf cleanup that was recently done around the common areas of the neighborhood.

ARB: Tracy reported that the ARB committee is discussing amendments to the ARB Compliance Rules around concrete covering, noting that sealings must be done by a professional concrete company. GW Services sent out the ARB Compliance Letter to all Paddocks residents on April 10, 2026.

President's report: Risa reiterated that the ARB is ready to enforce compliance with spring clean up and exterior updates underway for the neighborhood. There are quotes being collected for a new Dog Station vendor. No present update on the Spectrum reimbursement.

Having no further business to discuss the meeting was adjourned at 7:03 pm. The next POA meeting is TBD for April in the clubhouse.