

Paddock's Property Owner's Association  
Board Meeting Minutes  
September 15, 2024

The Paddock's POA Board monthly meeting was convened by the President, Risa McMillan, on Monday, September 15 2024, at 6p.m. in the Paddock's clubhouse. Members in attendance included:

Risa McMillan  
Tracy Schwartz  
Tim Wright  
Andy Holland  
Donna Thomas

Board meeting Minutes of August 19, 2024, were reviewed and accepted.

POA financials: Donna Thomas noted that all outstanding fees are up-to-date and accounts receivable is cleared. We had a bit of a loss in August, but that was expected. Overall, we are up \$44,000 due to closing and transfer fees and the operating account balance is \$177,546.

Pool and Clubhouse: Shawn Zink will continue to get quotes for clubhouse roof and Eave repairs and ceiling painting. Shawn reported in a phone call to Risa that he received a quote to paint the clubhouse buildings for just over \$11,000 from the person who previously painted it –It was agreed that this was a good number and we will pursue overall painting after repairs are made.

Lake Russell: Andy Holland noted that Estate Management cannot get the boat in to Lake Russell with the construction fence up. Tim said he would call the town to see if we could get the boat in on the other side of the lake. Aerators will be turned off in October for the winter months .

Grounds and Maintenance: Tim Wright updated us on crabby Island work. He said that Juan will start cleaning up behind Felicia's and that he will work with Matt on the second phase behind Carr's. It was decided that we will cut a 3 foot walkway instead of 4 feet to reduce costs. Felicia has agreed to put up a fence and take down the temporary wire. Tim noted that the Pampas grass has washed out behind the Carr house and that he will get with Mark Ellis about that. This landscaping was not as proposed and the house will need gutters to prevent further erosion.

Tim reported that the pothole at the entrance was filled by M&J. Tim noted some issues with the fence being erected at the Rklau's and said he would call them to rectify it as best as possible. Tree work has been completed at 45 Percheron; they took out more than planned, but found in their work that some were diseased. They will make fence repairs as needed.

ARB: Tim said that the Campbell Construction site next to Lake Russell has the fence up now. Also, the houses by the Parker's and Castaldi's will be starting soon.

Aesthetics: Tracy Schwartz discussed fall plantings. It was noted that Matt Thomas will do the front gate rotation. Tracy noted that all of the islands need attention . It was discussed that the electrical box at the front gate needs to be painted and then some bucket plants put around it to hide. We will get a quote from Brian, who gave the quote on the clubhouse, to paint that. Tracy also noted that she wanted to plant flowers under the Lake Russell sign and would be putting pumpkins by the bench for Halloween. Tim noted that the pine straw has been laid and the fence on Paddocks Boulevard needs painting which he will have Juan attend to.

Halloween Plans were briefly discussed. We will have a decorating contest, as well as a kids parade with a gift card drawing.

Risa noted that the Gate Company had recently been here and installed the warranted Sure-Fi kit and the clubhouse door was now locking. The technician noted that the egress keypad by the gate had been tampered with and would need to be replaced. There was discussion over the continued danger of underage children, driving golf carts, as well as swimming in the pool without supervision. Risa said that she would see if she could find out what other HOA's do in this matter and also consult with our attorney as far as what our liability is. We will then have Sarah @ GW send out an email and possibly also have something included with the mailing about the annual meeting to have parents sign off on the liability of their children as relates to electric vehicles and the swimming pool.

It was noted that some teenagers had been using the clubhouse in the evening without lights and a sign would be put on the door that the clubhouse was closed at dusk unless a party had been approved.

With no further business, the meeting adjourned at 7:30 PM