



Equestrian Woods Maintenance Association
2024 ANNUAL MEMBERSHIP MEETING MINUTES
12 November 2024
Southland Christian Church

Location: Building A, W.B Smith Auditorium, Nicholasville KY

Attendance: 40 homeowners signed in (including 6 board members)

Board Members:

President: Mike Noonan

Vice President/Grounds: Anita Rudy

Treasurer: Ryan Martin

Secretary: Whitley Casey

Member at Large: Shelly Ferrell

Communications: Rebecca Mercier

MEETING MINUTES

- Meeting called to order by Mike Noonan at 7:06pm.
- Quorum is achieved
 - 78 out of 127 ballots returned (61%) before the meeting start time.
- Moment of Silence for the neighbors lost this past year.
- Clubhouse New Owner Presentation:
 - Preetpal Sidhu, Owner
 - Local business Owner.
 - Lives in Beaumont. Lived here for 6 years.
 - Wants to make a viable project.
 - Understands there have been issues with the property in the past.
 - Wants to construct a new 10 court, 20,000 sq. ft. Pickleball building on the NE corner of the existing parking lot (former tennis courts). Membership only.
 - 24-hour access.
 - Will align with the houses around it for aesthetics.
 - Tree screens around
 - Access by Harrodsburg Road only, gated with key fob access.
 - Construct a new 5,000 sq ft high-end event space on the existing pool site
 - Weddings, corporate gatherings.

- Consistent with current structure.
- Turn existing facilities into a member-only, High-end bourbon club.
 - Limited food menu.
 - Limited and rare bourbons.
- Manager will be a family member
 - Masters in hospitality
 - Managed Ritz, Marriott, others.
- Questions/Comments from residents:
 - Why does the pickleball have to open 24 hours?
 - A: Common theme for pickleball courts in metropolitan cities.
 - No 24-hour access he is aware of in Nicholasville.
 - Buildings design and construction?
 - A: No drawings/plans and not known what exterior material will be used
 - Construction Timeline?
 - A: 6-9 months construction anticipated.
 - Concerns about size of pickleball building.
 - Membership requirements?
 - \$50-\$70 per month per person, pickleball court
 - Bourbon – maybe \$2000 per year.
 - Numbers haven't been established yet
 - Operating hours for bourbon club?
 - A: Maybe 10pm and 11pm.
 - P&Z and Board of Adjustment meeting in Jess Co.
 - 11/21 Meeting
 - Plans to bring different drawings/plans to the B of A meeting
 - Sewage will be an issue.
 - Storm Water/drainage issues.
 - Parking concerns
 - The owner wants to change the address to be on Harrodsburg Road and not Clubhouse Dr.
 - Concerns with driving around neighborhood after drinking.
- From our County Magistrate, Terry Meckstroth:
 - Brannon Road
 - State is still buying right of way. Probably 2 years down the road before construction starts.
 - Many concerns about the current state of the road
 - Still planning on a traffic circle at Clays Mill Rd and a bridge over the RR tracks
 - Republic Services
 - Issue with hitting mailbox in neighborhood.
 - Question from audience:
 - Speed bumps to control speeds
 - Terry has advocated for speed tables.
 - The county judge has said if they install them in our neighborhood, they will have to put them in all neighborhoods.
- Financials – Ryan Martin, Treasurer
 - Completed fence project in 2024. No special assessment this year.
 - Lots of tree damage expenditures.
 - Invested Reserves money in CD's at UKFCU.

- Grounds – Anita Rudy
 - Reported on trees, mowing, islands, entrances.
 - Approximately \$10k spent on tree damage.
 - Mowing contract.
 - Many complaints last year.
 - Had (7) bids this year.
 - Black Horse Landscaping starts in January. Lowest bid.
 - à la carte type contract.
 - Questions:
 - Leaf removal
 - Leaf removal scheduled for late November.
 - May do second removal if needed.
- Communications – Rebecca Mercier:
 - (1) new family this year – 105 Country Knoll.
 - Presented a survey of Islands and entryways
 - In 2006 a survey of trees was done
 - This Fall, Anita Rudy and Rebecca Mercier did a comprehensive survey of islands, conditions and needs. Summary of results:
 - Remove crab apples
 - Remove dead limbs.
 - Remove mounds where trees were removed.
 - Violations
 - Seventeen letters of violation were sent in 2024.
 - The board doesn't survey the property. Many times, neighbors send complaints.
 - Removal of debris in drains was the number one violation.
 - Question/Comment from attendee: 103 Woodside Way – vacant house – status?
 - Fire damage. It hasn't been worked on since fire.
 - Sheriff offices oversee building code violations, neighbors should file a complaint there.
 - It appears as the owner in a dispute with insurance company.
 - New Directory is a Board priority for publishing and distribution in early 2025
 - All residents asked to get any info updates to Rebecca "Becky" Mercier ASAP
- Horse Committee – Andy Smith
 - Financial handout
 - Currently at full capacity. 14 or 15 horses.
 - Fixed auto-waters in paddocks this year.
 - Fence repair and painting.
 - Sinkhole in front paddock that needs to be fixed.
 - To get Quotes for barn repairs
 - Horse issues with Bourbon Club
 - Don't think this will affect the horses.
 - Horse financials
 - Horse committee is self-sufficient except taxes and insurance.
 - Horses have their own liability insurance.
- Fence Project – Mike Noonan for Jay Johnson
 - The replacement project is effectively completed.

- Thanks to Jay Johnson for his work on this project. Jay is retiring from position.
- Start routine maintenance on fences. The first section of fence is now 6 years old.
- Discussion Cemetery fence and fence behind old nursery property.
 - It was not on the original project.
 - Mike to address.
 - Who owns?
 - Board to look at this section of trail fence and resolve complaints from residents who have commented for several years over the condition and have felt they are being ignored.
- Elections:
 - Mike Noonan – Two Year Term
 - Anita Rudy – Two Year Term
 - Brandon Childress – voted in new board member for Two Year Term.
 - Mike plans to recommend Rebecca (Becky) Mercier as new secretary.
- New Business
 - EWMA '25 – Jay Million
 - Draft of new/amended Standards of Appearance and Use were passed out.
 - Revisions to bylaws to follow.
 - Request neighbors review and comment on Drafts before the vote in early 2025.
 - New state law requirements and an election procedure need to be added to existing Bylaws.
 - Email address available to send comments: EWMA.project25@gmail.com
 - Plan is to publish the draft of changes via website, email, and links on Facebook Group.
 - Then early 2025 a ballot will be sent out for vote:
 - Option to approve all with one YES vote.
 - Option to do Line-Item veto on each new and/or revised items.
 - 2025 Budget – Ryan Martin
 - Ryan reviewed new budget – No increase in Annual Fees, remains at \$770.00 annually
 - Budget approved.
 - Invoices mailed Jan 1, 2025. Due Jan 31, 2025. Delinquent after March 31.
 - Motion to Adjourn.
- Meeting Adjourned at 8:47 PM

Respectfully submitted:

Whitley Casey, EWMA Secretary.