



Equestrian Woods Maintenance Association

Annual Meeting Minutes

11 November 2025

Southland Christian Church

Meeting was called to order by President Mike Noonan at 7:05

- Purpose of meeting: to satisfy requirements of the by-laws or the elections of directors and such other business as may properly come before the next meeting.
- Moment of silence for members who passed in 2024-2025.
Joann Skidmore, Tony Goetz, Jerry Skidmore, Burford Burchfield, and Daniel Brass. May they RIP.
- New residents: Michael and Ashley Cox @ 101 Foxborough Ct. and Kevin and Lauren Glover @ 202 Thoroughbred Lane.
- Introduction of all Board members: Mike Noonan, Anita Rudy, Becky Mercier, Ryan Martin, Shelly Ferrell, and Brandon Childress.

Review 2024 Minutes: An additional copy was available at the handout table for homeowners to review. Motion made by Jay Million to approve, seconded by Del Mercier. Motion carried with no corrections or additions.

Meeting will be orderly and follow Roberts Rules of Order.

Review of financials from 2024-2025. Ryan Martin Treasurer:

- Handouts of actuals were available to all homeowners at the check-in table.
- Details and explanations that were presented included details of any expense line discrepancies, revenue increases (CD profits), change of banking institutions to UKFCU, contracted grounds expenses, fence repair and maintenance, trees, trails, and islands expenses.
- Questions and answers. Question about the amount of reserves. Answer: \$50,000.

Committee Reports: Mike Noonan, President

- Club House-no update.
- Diamond Landscaping--Discussion of size of sign and oversized truck traffic. This property is zoned commercial and has received a waiver concerning the size of their sign.
- New Subdivision. Jay Million produced an enlarged map of the proposed new subdivision that will border Equestrian Woods. Concerns from homeowners include additional traffic on West Old Coach, sewer lines on property, horse fencing along border and drainage. Zoning Hearing to be held in Jessamine County at the Courthouse on Tuesday November 18 @ 7:00.

Grounds Anita Rudy Vice-President

- Mowing-Black Horse Landscaping has done an excellent job for us this year. We have contracted with them again for next year.
- Leaf pickup for the islands will be earlier this year, and we will do a second pick up if needed.
- Becky Mercier and I have been working on the appearance of our islands. Last year we surveyed and evaluated each of our 11 islands. We were able to work on four of the islands last year and have completed the remainder this year. This year we had 2 oaks, 5 crabapples, 1 pine, and 1 zelkova removed, 15 oaks, 12 pines and 2 zelkovas trimmed—limbed up. This should raise the canopies to allow more sunlight for grass to grow. Also, with the dead limbs removed and diseased trees removed, there should be fewer fallen branches to clean up.
- Foxborough Court is receiving 8 new trees. Karen Brass, whose husband passed this year, is working with Richard Weber from Springhouse Gardens to choose trees for planting in memory of Dan. She is providing funds for the trees and the planting. Thank-you Karen, and may Dan RIP.

Communications: Becky Mercier, Secretary

- Two newsletters were completed and posted on FB and emailed to homeowners.
- Two welcome packets were delivered to new homeowners.
- Need-to-know postings were frequently posted on our neighborhood FB page.
- Snail mail items including the annual meeting notice, and invoices were processed and mailed.
- 5 Board meeting minutes were documented.
- Next communication mailed to all homeowners will be the ballot for the Standards of Appearance and By-Law changes/updates and your invoice for 2026 annual association dues.

Horse Committee—Andy Smith

- Andy provided a copy of the EW Horse Boarding report on the handout table.
- Repairs have been made to a water line, a water faucet, the electrical gate and additionally to fencing. Andy says all repaired fences will be painted soon.
- Currently they board 12 horses and there is room for one more.
- Outside horse owners pay \$225 a month and EW horse owners pay \$125 monthly. This is an increase over last year's monthly costs.
- Plans to re clad the black barn is in the works. Work should begin on December 1 and be completed in 3 weeks.

Fence- Mike Noonan

- No report. All phases of the fence project have been completed.
- The fence behind Diamond Landscaping has been completed. We paid ½ of materials costs, Diamond provided the workers and the remaining costs of materials.
- Discussions on upcoming fence work will be with the new management of the cemetery property on “fencing” along our property line and completing the trail border.

Jessamine County Magistrate Terry Meckstroth

- Brannon Road is delayed once again! New date is May 2026.
- Currently they (the State) will fill potholes and do some shoulder work.
The road is deplorable, hazardous, and dangerous.
- Plans on Brannon Road. At the Harrodsburg Road intersection it will become 4 lanes, allowing for more turn lanes entering Harrodsburg Road.
- There are still plans for an overpass at the railroad and a one lane turnabout at Clays Road extension.
- Terry will call the road department about a left turn lane and a white line at the end of Clays Road Extension when entering Brannon Road, as requested by a homeowner.
- The fire station on Harrodsburg Road has gone to a 24/7 coverage and added an EMS at Brannon crossing Station.
- The Clubhouse update: The Board of Adjustment has granted a variance of use permits to operate as a Country Club as it was in the past with a 9:00 p.m. closing on weeknights.
- There is a scheduled Planning and Zoning meeting scheduled for November 18th at 7:00 at the Jessamine County Courthouse in reference to the proposed new subdivision.
- Businesses slated for the land at Brannon and Nicholasville Road: Chipotle, Cattleman's Roadhouse, Aldi, Wawa, and Panera. Others that are possibilities include, Planet Fitness, Express Oil Change, a Bank, new carwash and numerous shops. Additionally, 360 townhomes and unit apartments are planned.

Election

- With no write-in nominations or nominations from the floor, Ryan Martin, Shelly Ferrell, and Rebecca (Becky) Mercier were elected to two-year terms.

Old Business

- Compliance with By-Laws and Standards of Appearance, violations, and enforcement. Becky will address this as secretary.
- *Let it be known* Board members do not survey the neighborhood! Concerns are brought to the Board's attention by other homeowners. All letters of violation have been discussed among the Board and are Board approved before mailing.

Violations Process:

- Board receives a concern/violation/complaint. It is verified. The Board approves a letter of violation to be mailed. Approval may be done at Board meeting or via email with Board members. **First letter notice.**
- There are updates on letters sent and results at board meetings and discussions of actions to be taken if further notice needs to be made and discussion of any new concerns.
- **2nd Letter**— if no response to first letter—contains request for a timeline for correction and notifying the possibility of fines.
- **3rd letter** -may be sent via certified mail if there has been no response from homeowners. This letter also notifies homeowners of fines of \$100 per month beginning in 30 days. The

Board has added, modified, and changed language that the management company used in the previous notices. Request of timeline and plan of correction. "If violation has been corrected, please disregard this notice." "Your cooperation in correcting this violation is appreciated by the association and neighbors. Letters will "cite the exact Standard of Appearance that addresses this violation. Information that the "Board has the authority to implement fines and penalties for infractions once notice has been made to the homeowner with the 30-day period for infractions to be addressed".

Top violations:

- Leaves and grass blown into street. Gutters and drains are not cleared regularly.
- Fences needing painting--new and maintenance.
- Take down dead/dying trees on your property--limb up trees.

*Street trees are the responsibility of homeowners and are a public safety hazard.

Violations sent:

- **March** - Four first notices.
- **June** - Four first notices, one responded with a timeline.
- **July**- Three second notices sent--One violation corrected from June notice. One homeowner responded with a timeline.
- **August**--Certified letter sent with notice of pending fine and request for timeline corrections. (Some progress has been noted).
- **September/ October**-Two emails sent, one face to face talk with homeowner and a 3rd notice letter sent with notice of fines. Two additional violations pending fines.

Total **12** letters, additional emails, and face-to-face notifications.

*** There are a handful of chronic and repeat homeowners who violate the Standards of Appearance regularly. Currently there are 3 notices of fine invoices to be sent.

Status of EWMA 2025 Mike Noonan, President

- Mike Noonan recognized Jay Million and Committee members for their hard work in updating the documents.
- Mike explained the process of checking approval of all at the top of the page or by voting no on updated (bold printed) changes and additions.
- The ballot will be mailed to each residence about January 1st with your annual dues invoice. An envelope will be included to mail your check and ballot back.

New Business

2026 Budget Ryan Martin, Treasurer

- Copies of 2026 Budget printouts were available at the handout table and had been mailed with the meeting notice.

- Few changes were made. The income is reduced via annual dues, as dues for 2026 will be \$750 instead of the 2025 dues of \$770.
- Increase the budget for grounds and upkeep. Hoping to add some new trees and improve the entrances to the neighborhood.
- 2026 Budget was approved by the homeowners. Proxy ballot vote was 77 yes 2 no.

Other new business and open discussion–Mike Noonan, President

- Jay Million put forth a motion that reads: *“A motion that the Equestrian Woods Maintenance Association, Inc. (EWMA) Board of Directors prepare an alternate 2027 budget for presentation at the November of 2026 meeting to reflect costs to include professional property management for the corporation, for the application of the Bylaws. The alternate budget would be voted on in person and my (by) proxy by the membership.”* Motion was seconded by Trent Buchanan.
- Discussion of pros and cons. A history of our experiences with previous management companies was discussed and why the Board volunteered to address these tasks in addition to saving the Association dollars.
- A vote of those present was made. Six yes and 21 no. Motion not approved.

Motion to adjourn.

Motion made by Brian Henderson and seconded by Brandon Childress.
Meeting adjourned at 8:49 p.m.

Respectfully submitted,

R. Mercier, Secretary