

Wild Horse Ranch Landowners' Association Meeting Minutes

Board of Directors Regular Board Meeting

Saturday, July 29, 2023

10:00 a.m. – 11:00 a.m. (New Mexico Time MST)

Call to Order and Roll Call: 10:07 a.m.

In Attendance: Allen Dugan (P) via Zoom, Carmen Bronowski (T), Vera Gastineau (D1 & S), Jesse Childers (D2), Dale Koelfgen (D3), and Mitch Henderson (D5).

Absent: Steve Malvitz (D4) ***Arrived at approximately 10:20 a.m.

Landowners attending: Mitzy Ladron, Lefty Read, Ron Racicot, Jim Feehan, Alexandra Shamaya, Lila Zurzolo, Nesbitt Hagood, Mike Steele and Jeannie Eberle.

Via Zoom: Petr Ifka, Scott Caldwell, Becky Shepherd, Steve & Margaret Condict, Michael and Sarah Mier, Kevin and Tammi Crum.

Quorum Present: Yes

Approval of Agenda: A motion to not approve the Agenda was made by Jesse, seconded by Dale. The motion to NOT approve the agenda was voted on: Jesse and Dale were in favor. Vera and Mitch were opposed. The Motion was not approved due to a tie vote. The Agenda will stand as written.

Approval of Regular Business Meeting Minutes from: July 1 and July 13, 2023. A motion to approve was made by Jesse, seconded by Mitch. Motion was approved.

- Treasurer's Report – Carmen Bronowski
 - Has set up Zelle through US Bank so payments can be made from the individual landowner's bank account without any additional fees.
 - Still have not heard back from the insurance agent. Will try to contact the agent again on Monday. It has been two weeks so hopefully it will be soon. They have receive payment on the previously unpaid policy.

A motion to approve the Treasures report was made by Jesse, seconded by Mitch. The Treasures report was approved.

- Secretary Report – Vera Gastineau
 - Issues with the current website. No Tech Support. Payments being declined. Need to discuss a new website at the next meeting

A motion to approve the Secretaries report was made by Mitch, seconded by Jesse. The Secretaries report was approved.

New Business:

- Increase the number of directors to the board by 2. If passed will do a placement of the new directors. Jesse made a motion to table it at this time, seconded by Dale. The motion to table increasing the number of directors was voted on: Jesse and Dale were in favor. Vera and Mitch were opposed. The Motion to

table was defeated by a tie. Discussion was invited – Vera suggested they move on so the board could select its officers. Mitch agreed! Vera suggested they move on, no other discussion was offered.

Nominations for New Officers:

Presidential Nominees:

Jeannie Eberle was nominated by Jesse and seconded by Dale.

Allen Dugan was nominated by Vera and seconded by Mitch.

No other nominees presented.

Jeannie Eberle - Jesse and Dale were in favor. Vera and Mitch were opposed.

Allen Dugan – Vera and Mitch were in favor. Jesse and Dale were opposed.

A new President was NOT appointed due to a tie vote. Allen Dugan to remain President until one is elected.

Treasurer Nominees:

Carmen Bronowski was nominated by Vera, seconded by Mitch.

No other nominees presented.

By unanimous vote Carmen Bronowski will remain as the Treasurer.

Secretary Nominees:

Lila Zurzolo was nominated by Jesse, seconded by Dale.

Becky Shepherd was nominated by Vera, seconded by Mitch.

No other nominees presented.

NOTE Steve Malvitz joined the meeting at the LOA building.

Lila Zurzolo – Jesse, Dale and Steve were in favor. Vera and Mitch were opposed.

By majority vote Lila will be the new Secretary.

Since all board members are present it was discussed whether they should readdress the New Business of increasing and the placement of 2 new directors. A motion to increase the board members by 2 was made by Vera, seconded by Steve. No discussion was offered by the board. Vera, Steve, Mitch and Dale were in favor. Jesse was opposed. The vote to increase the board by 2 was approved. A motion to use the nominees who received the next most votes at the annual election (Ron Racicot & Jim Feehan) was made by Steve, seconded by Vera. Vera, Steve and Mitch were in favor. Jesse and Dale were opposed. By a majority vote Ron and Jim will be appointed to the board.

A motion was made by Jim to reconsider the vote for President, seconded by Steve. The motion was passed unanimously. The vote for President was reopened.

Presidential Nominees:

Jeannie Eberle – Jesse, Dale and Mitch were in favor. Vera, Steve, Jim and Ron were opposed.

Allen Dugan – Vera, Mitch, Jim and Ron were in favor. No one opposed.

Due to a majority vote the new President will be Allen Dugan.

Public Comments – Limited to 5 minutes per Person. Action to be Taken by Board - None

- Alexandra Shamaya – Unacceptable behavior in our community. She won't be a party to it. Sincerely intends to seek an attorney. No longer wants to be a part of the LOA. She won't be silent to what's going

on. It's unacceptable and there is no honor. If we can't get along she will get an attorney and will withdraw from the LOA. She believes others will follow if things continue.

- Nesbitt Hagood – The board should be following the ethics rules. They should treat each other with respect. It's against the rules to badmouth another board member. It's in the ethics rules.
- Tammi Crum – Wonder what the contention for not approving the agenda was all about? It seemed odd to her. She also made a suggestion; after a motion and a 2nd she felt there should be a discussion before the vote. Jesse responded to her comment about the agenda by saying they don't need to add to the directors before establishing their own set of directors and get them installed.
- Becky Shepherd – Also has questions about why Jesse and Dale voted to not approve the agenda when they had plenty of time to review and approve or make changes to the agenda. No response.
- Scott Caldwell – Wants the last 7 years of all financial records sent to him. Carmen will be happy to email it to him. Didn't want to give his mailing address. Finally gave his email address. Doesn't understand the dysfunction of the board. Asked about Mitzy. Made very inappropriate comments and threats.
****Landowner was very aggressive, made very inappropriate comments.
- Mitch Henderson – Gave a nice eulogy for Bob Leonard who recently passed away. He will be missed by many on our community.
- Jim Feehan – Website is defunct as of now. He will try to get some sort of website set up as soon as he can. If anyone has info on Blue Host please let him know.

A motion was made by Dale to adjourn the meeting, seconded by Steve. Motion was carried.

Next Meeting Date and Time: Thursday, August 10, 2023 at 6 p.m.

Adjourn Meeting Time: 11:00 p.m.

