

Wild Horse Ranch Landowners' Association Meeting Minutes

Board of Directors Regular Board Meeting

Thursday, December 7, 2023

6:00 p.m. – 7:00 p.m. (New Mexico Time MST)

Call to Order and Roll Call: 6:03 p.m.

In Attendance: Allen Dugan (P), Carmen Bronowski (T), Becky Shepherd (S), Greg Bronowski (D2), Rachel Ponder (D3), Steve Malvitz (D4), Mitch Henderson (D5), Ron Racicot (D6) and Jim Feehan (D7). Absent: Vera Gastineau (D1).

Landowners attending: Via Zoom: Petr Ifka and Itsmier

Quorum Present: Yes

Approval of Amended Agenda: A motion to approve the Agenda was made by Ron, seconded by Mitch. Motion was approved.

Approval of Regular Business Meeting Minutes from: November 2, 2023. A motion to approve the minutes was made by Rachel, seconded by Jim. Motion was approved.

- Treasurer's Report – Carmen Bronowski
 - No major changes to report on the income or balance statements.
 - Updated the dues statement to be sent in January.

A motion to approve the Treasure's report was made by Steve, seconded by Rachel. Treasures' report was approved.

- Secretary Report – Becky Shepherd
 - No report

A motion to approve the Secretary's non report was made by Greg, seconded by Steve. Secretary's non report was approved.

Committee Reports:

- Maintenance – Jim Feehan
 - Planned to start the installation of the mailboxes at the top first. The smaller box will be place at the top and the larger box will be placed at the bottom.
 - Wells – Nothing to report
 - Security Cameras – Need account for the LOA. The Buck Well should need 3-4 with an estimated cost of \$200. The fee to monitor all the cameras would be \$100 annually. May need a new phone line. Jim to contact the phone company to see what it would cost to get a new phone line.
 - Card reader system – Steve suggests we need to look into installing a card reader system to keep people from taking water.

A motion to approve the Maintenance report was made by Rachel, seconded by Mitch. Maintenance report was approved.

- Roads – Steve Malvitz
 - Worst roads are Bronco and Cowboy. In his opinion the subdivision will not need a full grading. Will stay with 6 inches as agreed upon last year. Summers working on an updated snow map. Greg brought up missing sign on Cowboy and Buckskin. Mitch brought up unreadable signs on Wild Horse.

A motion to approve the Roads report was made by Rachel, seconded by Greg. Roads report was approved.

Old Business:

- HOA SOP – Presented pages 5-7
- 2024 Proposed Budget - Added line item for Office supplies to purchase a 2nd computer for Secretary.

A motion to approve the 2024 Budget was made by Rachel, seconded by Ron. 2024 Budget was approved.

- Mailboxes and Delivery – See Maintenance Committee

New Business:

- HOA SOP – Page 8-10 – See Old Business
- Security – Cameras – to be continued
- Election Procedures – Will use county roles for mailing. Carmen to provide a list of who has not paid dues prior to mailing. Final draft to be presented at the next meeting for final approval.
- Record retention – The Treasure being a principal may keep financial records at a location of their choosing. When a new Treasure is appointed the old Treasure will return the records. Records that need to be kept Declaration and bylaws, names of current association members, minutes of all meetings (five years), records of actions taken at meetings, current operating budget, current assessments (regular and special assessments), most recent audit (if any), current contracts with vendors and current insurance policies.

A motion to approve where records are to be retained was made by Rachel, seconded by Steve. The motion was approved.

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

Next Meeting Date and Time: Thursday, January 4, 2024 at 6 p.m.

A motion was made by Steve to adjourn the meeting, seconded by Jim. Motion was approved.

Adjourn Meeting Time: 7:37 p.m.