

Wild Horse Ranch Landowners' Association Annual Member's Meeting Minutes

Saturday, July 20th, 2024

Meeting called to order by President Allen Dugan at 08:00 am

Roll Call: Jim Feehan, Steve Malvitz, Greg Bronowski, Jerry Fowler, Ron Racicot, Rachel Ponder, Andy Rhomberg, Allen Dugan, Carmen Bronowski, McKade Loe in attendance.

Landowners present; C Reed, Charles Kircher, fred2, Becky Shepherd

Treasurer's Report – Carmen Bronowski: Current balance sheet and income statement were sent out and posted. Liability insurance is in order.

Secretary's Report – Jim Feehan: Secretary's computer has been fixed and is in use. Updating website as time permits.

Committee Reports

- **Maintenance Committee** - Jim Feehan: Over the last year; repairs to office building have been made. Two new mailboxes have been installed, still waiting for USPS to commission them. The Buck Well has been repaired once. Lower package locker has been repaired once. Security cameras at the LOA office and the Fire Station well have had equipment either stolen, sabotaged or rendered inoperable. Equipment at both locations has been repaired or replaced and is now operable. Wells – There were internal discussions ongoing about the status of the Association-owned wells. An unauthorized person contacted the New Mexico OSE (Office of the State Engineer) and alerted them to the fact our wells were not properly permitted. Permits have since been modified in compliance with OSE regulations and meters have been installed. These are totalizing meters and we must make quarterly reports to the OSE. No individual landowner metering or tracking is in place, and no gallon restrictions have been implemented. Flow restrictions and operating hours will be adjusted as necessary to ensure water is available throughout the year and that we do not exceed State allotments of water. Any overuse in gallons must be doubled and subtracted from the next year's allotment.
- **Roads Committee** – Steve Malvitz – Snow removal was performed twice this winter. Attempts have been made to find a new road maintenance contractor. These attempts have been unsuccessful as of this meeting. Multiple calls to the current contractor, Summers Reed, have gone unanswered and he has not responded to messages to return calls.

Election

- Allen Dugan – The previous secretary (Scott Caldwell) contacted the nominees for director positions. Most declined. There were three confirmed candidates and three positions available. Therefore, during the May 2nd, 2024 Regular Board Meeting, a motion was made to save the postage and printing costs by certifying the election. The motion passed 4 to 2. Steve Malvitz, Greg Bronowski, and Mitzy Nichols were elected pending acceptance and signing of the required State Certification Form. There have been claims that people were left off the ballot and we are not sure everyone was contacted, however, no one notified the board between May 2nd and the Annual Member's Meeting about not being contacted or not being allowed to run.

Public Comment - three minutes per person: Becky had questions about the agenda for the Member's meeting. The agenda she was referring to was not for the Member's meeting.

Adjournment: 8:16 am

Submitted by

Jim Feehan