

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, August 8th, 2024

Meeting called to order by President Allen Dugan at 6:02 pm

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

Attending via Zoom: Zina, Petr, Scott Caldwell, Becky Shepherd

Approval of agenda: Motion for approval by Rachel Ponder, 2nd by Steve Malvitz; approved unanimously.

Approval of Regular Business Meeting Minutes from July 5th, 2024: Motion for approval by Steve Malvitz, 2nd by Jim Feehan; approved unanimously.

- **Secretary's Report** – Jim Feehan: Would like to get all members to complete an updated State Certification form. Motion to approve secretary's report by Steve Malvitz, 2nd by Rachel Ponder; approved unanimously.
- **Treasurer's Report** – Carmen Bronowski: Current balance sheet and income statement were sent out and posted. Motion to approve Treasurer's report by Rachel Ponder, 2nd by Jim Feehan; approved unanimously.

Committee Reports

- **Maintenance Committee** - Jim Feehan: Cameras at Fire Station Well are operational. Still need to install timers at both wells and adjust flow rate at Fire Station well. No date for z lock installation for mailboxes. Motion to approve Maintenance Committee report by Steve Malvitz, 2nd by Greg Bronowski; approved unanimously.
- **Roads Committee** - Steve Malvitz: An appointment to meet with a roads contractor was set. The contractor was a no show. Replacement road signs have been ordered. A culvert on Paint Pony Trail is plugged, discussion ensued about how to get the work done, by landowner equipment vs contractor. Steve has checked on the price of renting a grader. Jerry to check with contractor about another possible source for grader. Motion to approve Roads Committee report by Jim Feehan, 2nd by Rachel Ponder; approved unanimously.

Old Business:

Assessments: Discussion ensued about procedures for placing liens and eventual filing of foreclosures for delinquent assessments. Jerry Fowler to follow up on legal procedures.

New Business:

Appointment of Officers: Greg nominated Carmen for Treasurer, Carmen accepted and was appointed by unanimous vote.

Steve nominated Jim for Secretary, Jim accepted and was appointed by unanimous vote.

Allen was nominated by Steve for President, Allen accepted and was appointed by unanimous vote.

Committee membership: Maintenance committee appointments – Jim Feehan, Carmen Bronowski, Greg Bronowski, Andy Rhomberg, Steve Malvitz, Rachel Ponder. Roads Committee appointments – Steve Malvitz, Rachel Ponder, Jim Feehan. Landowner volunteer, Petr Ifka.

Legal representation: Legal counsel has been retained on behalf of the WHRLA. A “legal” menu tab will be created on the website and the next hearing notice along with other legal documents will be posted.

Public Comment - five minutes per person: Scott Caldwell spoke about the need for good manners and cooperation in the community. Scott volunteered to be trained on road maintenance equipment. Zina spoke about past road maintenance efforts and contractors.

Next Meeting Date and Time: Next regular board meeting will be held September 5th at 6:00 p.m. MST.

A special closed board meeting will be held September 7th at 10:00 am MST.

Adjournment: Steve Malvitz motioned for adjournment, 2nd by Jim Feehan; approved unanimously. Adjournment time – 6:55 pm.

Submitted by

Jim Feehan