

# Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, November 14th, 2024

**Meeting called to order by President Allen Dugan at 6:07 pm**

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

Attending via Zoom: Becky Shepherd, Charles Kircher, Fred2, Petr, itsmier

**Quorum:** Yes

**Approval of agenda:** Motion for approval by Greg Bronowski, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.

**Approval of Regular Board Meeting Minutes from October 8th, 2024:** Motion for approval by Greg Bronowski, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.

## Officer's Reports

- **Secretary's Report** – Jim Feehan: The Lien and Release of Lien form Letters are almost finished, they will be sent out to board members soon. Motion to approve the Secretary's report by Greg Bronowski, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.
- **Treasurer's Report** – Carmen Bronowski: Current balance sheet and income statement were sent out and posted. Updated invoice from the attorney was sent to board members. Motion to approve the Treasurer's report by Jim Feehan, 2<sup>nd</sup> by Steve Malvitz; approved unanimously.

## Committee Reports

- **Maintenance Committee** - Jim Feehan – The pavilion bathrooms have been winterized. Heaters have been turned on in all functioning well houses. The latch on the upper package locker was found broken. Andy made temporary repairs so landowners would have access. Greg will pick up a new latch from Tuff Shed in Albuquerque. The cameras at the Buck Well were re-aimed so as to be rendered unusable by a yet to be identified individual. We have clear video and audio of this person. Repairs to the Phase One well should begin next week. Motion to approve the Maintenance Committee report by Andy Rhomberg, 2<sup>nd</sup> by Steve Malvitz; approved unanimously.
- **Roads Committee** - Steve Malvitz – Grading has started and phases 3, 4, and 5 have been completed. There have been two landowner complaints and the grader went back to redo the

two roads. Motion to approve the Roads Committee report by Jim Feehan, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.

**Old Business:**

**Board of Directors Vacancy** - No one has stepped forward to fill the vacancy.

**Assessments** – Jim Feehan presented some research on the inflation rate since 1998 and how much it would increase assessments to break even. Jim presented a rough outline of a 4 year plan to raise the assessments incrementally as well as set a permanent yearly increase to keep up with inflation. Jim will send out the numbers in writing to the board and the discussion was tabled until all directors can participate.

**Budget** – Carmen has produced a basic budget but has not yet received input from the Maintenance or Roads committees. Jim commented that without actual bids from contractors it will be hard to budget for future projects. No decision has been made about snow removal. Steve will talk to the grader driver and the company owner about their availability to do snow removal. Discussion tabled until all directors are present.

**Public Comment - five minutes per person:** Steve Malvitz spoke about the issue of mail not being delivered or picked up.

**Next Meeting Date and Time** - Next regular board meeting will be held Thursday, December 5th at 6:00 p.m. MST.

**Adjournment** - Motion to adjourn made by Steve Malvitz, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously. Meeting adjourned at 6:42 pm.

Submitted by Jim Feehan