

# Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, December 12th, 2024

**Meeting called to order by President Allen Dugan at 6:00 pm**

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

Attending via Zoom: Becky Shepherd, Fred2, Petr, itsmier, Linda, Wade Dixon

**Quorum:** Yes

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

**Approval of Regular Board Meeting Minutes from November 14th, 2024:** Motion for approval by Jim Feehan, 2<sup>nd</sup> by Steve Malvitz; approved unanimously.

## Officer's Reports

- **Secretary's Report** – Jim Feehan: Two CC&R letters to landowners are signed and will be mailed. 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. 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 Fire Station Well House work contracted to Petr Ifka has been completed. The cameras need to be reinstalled by the Maintenance Committee. We are waiting on a quote for a new sign for the building. The handle on the upper package locker has been replaced with one modified by Greg, hopefully this will mitigate future breakage. Greg will modify a second handle for the lower package locker. Motion to approve the Maintenance Committee report by Steve Malvitz, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.
- **Roads Committee** - Steve Malvitz – Grading has been completed. We have received an estimate for cleaning all subdivision culverts. The estimate is between \$38,000 and \$45,000. Motion to approve the Roads Committee report by Greg Bronowski, 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** – Jerry believes we are ignoring the covenants regarding overdue assessments. It was mentioned that Catron County waits 3-5 years before foreclosing for tax delinquencies. We will seek legal advice on liens and foreclosures. Lien and Release of Lien letters are finalized.

**Budget** – We have enough money to cover culvert cleaning and basic operating expenses. Jim had proposed last month a 4 year ramp up of assessments to bring assessments even with inflation which would increase income to the LOA. Jerry thinks it should be done in one increase or alternatively a two year ramp up. The four year increase would be:

2025: \$160

2026: \$195

2027: \$230

2028: \$265

A standing increase of \$5 a year after the first four years.

Motion to approve the four year plan by Steve Malvitz, 2<sup>nd</sup> by Jim Feehan. Yea votes; Andy Rhomberg, Steve Malvitz, Jim Feehan, Greg Bronowski. Nay vote by Jerry Fowler. Motion passed 4 to 1.

**Public Comment - five minutes per person:** Steve Malvitz Asked for community input regarding snow removal. Input can be given via the Contact Us page on the website or email to roads@whrla.com

**Next Meeting Date and Time** - Next regular board meeting will be held Thursday, January 2<sup>nd</sup> at 6:00 p.m. MST.

**Adjournment** - Motion to adjourn made by Steve Malvitz, 2<sup>nd</sup> by Greg Bronowski; approved unanimously. Meeting adjourned at 7:13 pm.

Submitted by Jim Feehan