

# Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, January 9th, 2025

**Meeting called to order by President Allen Dugan at 6:01 pm**

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

Attending via Zoom: Becky Shepherd, Charles Kircher, Doug Hester, Fred2, Freda Wentz-Hall, Petr, Scott B, Steve and Margaret Condict, Wild Cat Willy, Steve and Lindi Perry itsmier

**Quorum:** Yes

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

**Approval of Regular Board Meeting Minutes from December 12th, 2024:** Motion for approval by Greg Bronowski, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.

## Officer's Reports

- **Secretary's Report** – Jim Feehan: Draft Nomination form was sent out. A link for February's hearing change has been posted. A new menu tab and page for contracts has been created. The grading contract and liability insurance policy have been posted. Motion to approve the Secretary's report by Steve Malvitz, 2<sup>nd</sup> by Rachel Ponder; approved unanimously.
- **Treasurer's Report** – Carmen Bronowski: Year-end balance sheet and income statement were sent out and posted. Landowner address list received from the county, two properties were sold at tax auction, owner is responsible for all past due assessments, interest and late fees; 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 – Cameras have been reinstalled at the Phase 1 Well, the sign for the Phase 1 Well pump house is on order. The Phase 1 Well pump house has been rewired. Contrary to rumors, no landowners have been restricted from using the Association Wells or been denied the combination; Motion to approve the Maintenance Committee report by Jerry Fowler, 2<sup>nd</sup> by Rachel Ponder; approved unanimously.

- **Roads Committee** - Steve Malvitz – Grading has been completed. Overall quality of grading is good, very few complaints. 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** – Jim provided the Final Draft of the Assessment Resolution, will distribute for signatures.

**Budget** – Carmen asked for committee input for the 2025 budget. The Maintenance Committee requested that \$25,000 be added for common area building repairs separate from the \$500 per quarter discretionary funds. The roads committee requested the 2025 budget for road maintenance be \$60,000.

**Property Boundary Lines** – Jim and Andy will look at the property in question next weekend.

#### **New Business:**

**Amendment to Voting Rules Resolution** – Greg offered an amendment to change the verbiage of the first three lines of the resolution to save money and make the process easier for obtaining responses to nominations. Motion to approve the amendment by Jim Feehan, 2<sup>nd</sup> by Steve Malvitz; approved unanimously.

**Approval of Nomination letter** – Jim Feehan sent a draft of the nomination letter to the board. Motion to approve the nomination letter by Greg Bronowski, 2<sup>nd</sup> by Steve Malvitz; approved unanimously.

**Liens** – McKade Loe spoke on the subject of liens. He believes the statute of limitations language is not clear. He will research and provide the board with a memorandum concerning his research on the subject. It appears it is not necessary to file a lien until there is an intent to foreclose on a lien.

**Public Comment - five minutes per person:** Wild Cat Willy questioned why someone who is not an attorney was advising the board. He was referring to McKade Loe, the association's attorney.

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

**Move to Closed Session – 7:03pm**

Submitted by Jim Feehan