

# Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, February 6th, 2025

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

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

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

**Quorum:** Yes

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

**Approval of Regular Board Meeting Minutes from January 9th, 2024:** Motion for approval by Jerry Fowler, 2<sup>nd</sup> by Steve Malvitz; approved unanimously.

## Officer's Reports

- **Secretary's Report** – Jim Feehan: A list of nominees along with their responses is on the website. So far there are 25 nominees for director, 5 accepted. 8 nominees for President, 0 accepted. 8 nominees for Secretary, 0 accepted. 5 nominees for Treasure, 1 accepted. Deadline for nominations is April 1<sup>st</sup>. Deadline for bios required from those accepting nominations in order to be placed on the ballot is April 30<sup>th</sup>. Ballots will be mailed in May. Motion to approve the Secretary's report by Steve Malvitz, 2<sup>nd</sup> by Greg Bronowski; approved unanimously.
- **Treasurer's Report** – Carmen Bronowski: Balance sheet and Income statement have been provided. Payments are starting to be received. Motion to approve the Treasurer's report by Jim Feehan, 2<sup>nd</sup> by Greg Bronowski; approved unanimously.

## Committee Reports

- **Maintenance Committee** - Jim Feehan – The new sign for the Phase 1 well is onsite but not installed. Motion to approve the Maintenance Committee report by Jerry Fowler, 2<sup>nd</sup> by Greg Bronowski; approved unanimously.
- **Roads Committee** - Steve Malvitz –No report. Rachel will begin surveying culverts, time permitting. Motion to approve the Roads Committee report by Jim Feehan, 2<sup>nd</sup> by Rachel Ponder; approved unanimously.

## **Old Business:**

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

**Liens** – CC&Rs address that liens are automatic. The association should file a “Claim of Lien” prior to any attempt to foreclose on a lien and must be in compliance with NM 1-003.3. The board needs to formalize procedures for when to start a foreclosure.

**Budget** – Budget was sent to all board members. A budget can be passed showing a deficit. Since we are currently collecting 2025 assessments, more income than shown will be available. Motion to approve the 2025 budget by Jim Feehan, 2<sup>nd</sup> by Rachel Ponder; approved unanimously.

**Property Boundary Lines** – Andy and Jim looked at the possible overlap on the landowners’ property boundary by the neighbor’s driveway. It does appear to cross the property line. The homeowner was advised to get a formal survey.

**Paying of assessments, assessing Late Fees, voting rights and candidate eligibility reference ongoing legal action:** All community documents will be followed. There is currently no restriction against someone who has been removed previously for ethics violation from running for the board.

**Public Comment** - five minutes per person: None

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

**Move to Closed Session** – 7:16pm

Submitted by Jim Feehan