

# Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, April 3rd 2025

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

**Roll Call:** Jim Feehan, Allen Dugan, Jerry Fowler, Andy Rhomberg, Carmen Bronowski, Rachel Ponder, in attendance

Landowners attending: Becky Shepherd, Charles Kircher, itsmier, Petr, Geraldipad

**Quorum:** Yes

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

**Approval of Regular Board Meeting Minutes from March 6th, 2025:** Motion for approval by Rachel Ponder, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.

## Officer's Reports

- **Secretary's Report** – Jim Feehan: Annual report has been filed with the Secretary of State. So far there are 33 nominees for director, 9 declined, 15 accepted. Deadline for bios required from those accepting nominations in order to be placed on the ballot is April 30<sup>th</sup>. The deadline to have dues paid to be eligible to be on the ballot is also April 30<sup>th</sup>. Ballots will be mailed in May. There have been informal discussions about hiring a management company for some functions. Blue Door Realty quoted \$750 a month for basic services, and \$150 for setup. Mailings - .45 + postage. Filing liens - \$125 + filing fees. Realty disclosures - \$200. Motion to approve the Secretary's report by Rachel Ponder, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.
- **Treasurer's Report** – Carmen Bronowski: Balance sheet and Income statement have been provided. Contrary to rumors, a lot of property is changing hands in the subdivision. Motion to approve the Treasurer's report by Jim Feehan, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.

## Committee Reports

- **Maintenance Committee** - Jim Feehan: A new handle, modified by Greg, has been installed on the lower package locker. Hopefully the modified handle will reduce future breakage. Motion to approve the Maintenance Committee report by Rachel Ponder, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.

- **Roads Committee** – Rachel Ponder: Culvert survey in progress. Motion to approve the Roads Committee report by Jim Feehan, 2<sup>nd</sup> by Andy Rhomberg; approved unanimously.

**Old Business:**

- None

**New Business:**

- Buck Well Repairs for Firefighting – Jim Feehan: The fire hydrant portion of the well is leaking excessively underground. Jim, and Allen have devised a plan for an updated, wall mounted hydrant along with an externally mounted pump switch to avoid the Fire Department needing access to the inside of the well house. A bid will be put out with a 10 day deadline for submission. A motion to preapprove a \$4,000 budget was made by Jerry Fowler, 2<sup>nd</sup> by Rachel Ponder; approved unanimously.

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

**Next Meeting Date and Time** - Next regular board meeting will be held Thursday, May 1st at 6:00 p.m. MST.

**Move to Closed Session – 6:46pm**

Submitted by Jim Feehan