

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, May 1st, 2025

Meeting called to order by President Allen Dugan at 6:08 pm

Roll Call: Jim Feehan, Allen Dugan, Jerry Fowler, Andy Rhomberg, Carmen Bronowski, McKade Loe in attendance

Landowners attending: Becky Shepherd, Charles Kircher, fred2, itsmier, Petr, Jesse

Quorum: Yes

Approval of agenda: Motion for approval by Andy Rhomberg, 2nd by Jerry Fowler; approved unanimously.

Approval of Regular Board Meeting Minutes from April 3rd, 2025: Motion for approval by Andy Rhomberg, 2nd by Jerry Fowler; approved unanimously.

Officer's Reports

- **Secretary's Report** – Jim Feehan: All bios are posted on the nomination page on the website. Traffic is high on that page. The list of candidates has been finalized and the ballot will be presented later in the meeting. Motion to approve the Secretary's report by Andy Rhomberg, 2nd by Jerry Fowler; approved unanimously.
- **Treasurer's Report** – Carmen Bronowski: Accounts have not been reconciled due to today being the first of the month. Will be available later on the website. Motion to approve the Treasurer's report by Jim Feehan, 2nd by Andy Rhomberg; approved unanimously.

Committee Reports

- **Maintenance Committee** - Jim Feehan: The float switch at the Buck Well has been repaired. Some water was lost due to an improper float adjustment. The phase 1 well was down for a few days, the pressure switch has been replaced. The well is back in service. All well house heaters are off for the season. The Buck Well fire hydrant contract has been awarded to Petr Ifka. Work will begin on May 5th. Motion to approve the Maintenance Committee report by Andy Rhomberg, 2nd by Jim Feehan; approved unanimously.
- **Roads Committee** – Rachel Ponder: Rachel is absent. No report.

Old Business:

- **Buck Well Repairs for Firefighting – Contract Awarded.**

New Business:

- **Approval of 2025 Ballot** – Jim Feehan: Two ballots have been created. One with four positions and one with seven positions. We are waiting for the Judge’s decision on the 9th to determine which ballot will be used. Motion to approve both versions of the ballot by Andy Rhomberg, 2nd by Jerry Fowler; approved unanimously.
- **Ballot Committee** – Volunteers are requested for the Ballot Committee. Anyone may volunteer using the Contact Us on the WHRLA home page. The committee will be selected during the June Regular Board Meeting
- **Lien Foreclosure** – Discussion about foreclosing on liens against two properties purchased at auction with a large balance. The land owner was given a deadline to pay. No response from the landowner. Motion to begin lien foreclosure procedures by Jerry Fowler, 2nd by Jim Feehan; approved unanimously. Details to be discussed with the attorney during closed session.
- **HOA Management Company** – Jerry Fowler: Jerry advocates hiring a management company, will research. Tabled.
- **Legal Counsel Retainer** – Jerry Fowler: Jerry suggests having McKade Loe on retainer for future Board business. Will discuss with attorney during closed session. Tabled
- **Culvert Repair Contract** – Jerry Fowler: Discussion about getting someone under contract for culvert repairs. Jerry will forward an old contract and report. Tabled.

Public Comment - five minutes per person: None

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

Move to Closed Session – 6:30 pm

Submitted by Jim Feehan