

# Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, June 5th, 2025

**Meeting called to order by President Allen Dugan at 6:02 pm**

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

Landowners attending: Becky Shepherd, Charles Kircher, owner, fred2, Petr, Steve and Lindi Perry, Wade Dixon, Zina Day McGuire

**Quorum:** Yes

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

**Approval of Regular Board Meeting Minutes from May 1st, 2025:** Motion for approval by Andy Rhomberg, 2<sup>nd</sup> by Jerry Fowler; approved unanimously.

## **Officer's Reports**

- **Secretary's Report** – Jim Feehan: All ballots were mailed May 13<sup>th</sup> from the Pie Town post Office. 247 ballots were mailed to 158 individual landowners. Had all assessment accounts been current there would have been 398 ballots to 261 landowners. Motion to approve the Secretary's report by Andy Rhomberg, 2<sup>nd</sup> by Jerry Fowler; approved unanimously.
- **Treasurer's Report** – Carmen Bronowski: Financials will be available later on the website. One check for assessments was returned from the bank for NSF. Carmen will notify the landowner. Motion to approve the Treasurer's report by Andy Rhomberg, 2<sup>nd</sup> by Jerry Fowler; approved unanimously.

## **Committee Reports**

- **Maintenance Committee** - Jim Feehan: The Phase 1 Well is out of service. It appears to be an electrical issue, Jim will contact an electrician to try and resolve the issue. Motion to approve the Maintenance Committee report by Andy Rhomberg, 2<sup>nd</sup> by Jerry Fowler; approved unanimously.
- **Roads Committee** – Rachel Ponder: Rachel is absent. No report.

#### Old Business:

- **Buck Well Repairs for Firefighting** – Project is complete and in use. Final bill is ~ \$3,400.
- **Lien Foreclosure** – Liens have been filed, Carmen will send copies to attorney.
- **HOA Management Company** – Tabled
- **Culvert Repair Contract** – Tabled

#### New Business:

- **Petition to remove Board members** – A petition has been submitted by a landowner to remove all six sitting board members from their terms ending July 2025. A ballot will be created and presented to the board for approval prior to mailing at the next regular board meeting.
- **Incorrect zip codes on ballots** – Jim Feehan: After researching the subject, it appears mail will be delivered properly regardless of the incorrect zip code as the sorting machines use street addresses in conjunction with the town first. Anyone with concerns about the delivery of their ballot, please alert the board via the “Contact Us” tab on the website.
- **Ballot Committee Selection** – Allen Dugan: All four volunteers have been requested to serve on the Ballot Committee. Jim will notify the volunteers.
- **July Member’s Meeting** – Due to the events of last year the annual Member’s Meeting will be held via Zoom on July 5<sup>th</sup> at 2:00pm MST.
- **D.R. Horton sale letter** – Allen Dugan: D.R. Horton is selling York Ranch which includes phases 6 and 7 that were never developed along with 41 properties in phases 1-5. They would like a letter from the Association stating we do not collect assessments on phases 6 and 7 and that there are no outstanding assessments on the 41 properties in 1-5. Jim will draft the letter and send it to McKade for review prior to sending.

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

**Next Meeting Date and Time** - Next regular board meeting will be held Thursday, July 3rd at 6:00 p.m. MST.

**Move to Closed Session** – 6:42 pm

Submitted by Jim Feehan