

# Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, July 3rd, 2025

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

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

Landowners attending: Becky Shepherd, Charles Kircher, fixed, fred2, Peet

**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 June 5th, 2025:** Motion for approval by Andy Rhomberg, 2<sup>nd</sup> by Jerry Fowler; approved unanimously.

## Officer's Reports

- **Secretary's Report** – Jim Feehan: Web Hosting and Email service bills are due within 30 days. Will coordinate with Carmen to get those paid. 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 have been posted on the website. Invoice created for the check that was returned from the bank for NSF. *As of June 1<sup>st</sup>, legal expenses are \$25,615.13.* Motion to approve the Treasurer's report by Jim Feehan, 2<sup>nd</sup> by Jerry Fowler; approved unanimously.

## Committee Reports

- **Maintenance Committee** - Jim Feehan: The float switch at the Buck Well is broken. Depending on the outcome of the election, Jim will order a new switch and replace it or pass the info to the new board. There are still over 25,000 gallons of water available for use and tanks can be refilled by manually activating the submersible pump. Motion to approve the Maintenance Committee report by Andy Rhomberg, 2<sup>nd</sup> by Rachel Ponder; approved unanimously.
- **Roads Committee** – Rachel Ponder: No new significant damage observed. Motion to approve the Maintenance Committee report by Jim Feehan, 2<sup>nd</sup> by Jerry Fowler; approved unanimously.

### Old Business:

- **Ballot Approval for Petition to Remove Board Members** – The ballot was created and sent to the petitioner as well as the board. The petitioner did receive the proposed ballot. The petition was for the removal of board members from their terms ending July 5<sup>th</sup>, 2025. Ballots must be sent and then counted 30 days later. As ballots could not even be mailed until Monday, July 7<sup>th</sup> after the new board is elected, the petition is moot. A director cannot be impeached in advance from a position they do NOT occupy. Motion to not send the ballot by Rachel Ponder, 2<sup>nd</sup> by Jerry Fowler; approved unanimously.
- **D. R. Horton Letter** – Jim Feehan drafted the requested letter concerning assessments, which was reviewed by the Association's attorney then sent to D. R. Horton. D. R. Horton acknowledged receipt of the letter.

### New Business:

- **Ballot Counting Process** – The count will take place at 10:00 am July 5<sup>th</sup> at the LOA office. President Dugan gave a very detailed explanation of how the counting process will be conducted. There are least two fraudulent ballots in circulation and the means by which to identify authentic ballots were explained. Everyone is welcome to observe. Any disruptive individuals will be asked to leave and the Sherriff will be called if necessary.
- **Amendment to Direction Removal Resolution** – Changes were made to clarify that each landowner is entitled to one signature as an individual owner, not per lot owned. The number of signatures required was changed to 15% or more of the total number of landowners of record.

**Public Comment - five minutes per person:** Two comments were received from landowners thanking the board members for their good work.

**Next Meeting Date and Time** - TBD

**Move to Closed Session** – 6:28 pm

Submitted by Jim Feehan