

# Wild Horse Ranch Landowners' Association Annual Members' Meeting Minutes

Saturday, July 5th, 2025

Meeting called to order by President Allen Dugan at 2:00 pm MST

Roll Call: Jim Feehan, Andy Rhomberg, Allen Dugan

Landowners present; fred2, Becky Shepherd, Charles Kircher, fixed, Lisa, List's, Mitchell Henderson, Scott Caldwell, Steve and Margaret Condict, Wade Dixon, Zina

## Election Results

- Allen Dugan – 247 ballots were mailed to 158 landowners. 114 ballots were returned. The results are Greg Bronowski – 87 votes, Jim Feehan – 85 votes, Andy Rhomberg – 81 votes, Steve Perry – 78, Sarah Emory – 74 votes, Jerry Fowler – 71 votes, Blake Emory – 69 votes, Jeannie Eberle – 47 votes, Marc Eberle – 43 votes, James Emory – 38 votes, Mitchell Henderson – 28 votes, Dale Koelfgen – 21 votes. Upon acceptance of the positions, the candidates with the top four amount of votes will serve 2 year terms and the candidates with next three highest amount of votes will serve a 1 year term.

## Recap of the last year

- A landowner asked about the letter that was sent telling people not to pay dues. Allen explained that Judge Murphy ruled that those landowners who didn't pay did so at their own peril after listening to someone who was not on the board.
- Allen gave an outline of the legal proceedings to date. (All legal documents are available on whrla.com).
- A landowner asked how much the legal proceedings have cost the Association. As of June 1<sup>st</sup>, the association has paid approximately \$25,000 in legal fees. It is the Association's fiduciary responsibility to try and recover these costs. A motion has been filed to recover fees from the plaintiff.
- A landowner asked about the anonymity of the ballots due to the numbers in the bottom right corner. The red numbers were used for verifying authenticity only. They were randomly generated and were removed from the ballots after authentication and counting.
- Association activities over the last 12 months: The new website was developed. The Phase1 well cameras have been returned to service. The Phase 1 Well house has been re-plumbed, rewired, meters have been installed, the exterior has been completely clad in metal, and a new sign installed. New cluster mailboxes were installed at both mail drop locations. The handles have been upgraded and replaced on both package lockers. At the Buck Well a meter has been installed and a new fire hydrant system was installed. The roads were graded in the fall/winter of 2024.
- Allen thanked all the landowners who voiced their support during the last year concerning the legal issues.
- A landowner asked for a repeat of the election results.

Adjournment: 2:23 pm MST

Submitted by

Jim Feehan