

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, July 17th, 2025

Meeting called to order by President Allen Dugan at 6:03 pm

Roll Call: Allen Dugan, Jim Feehan, Steve Perry, Jerry Fowler, Andy Rhomberg, Carmen Bronowski, McKade Loe, Greg Bronowski

Landowners attending: Mitchell Henderson, Becky Shepherd, Charles Kircher, fixed, fred2, itsmier, Steve and Linda List, John Galt, Jeannie Eberle, Dale Koelfgen

Quorum: Yes

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

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

New Business:

- Director appointments to vacancies –
 - Allen Dugan asked for a motion to approve Jeannie Eberle (JE) be appointed to the board vacancy or if the board members had any questions for her. Jerry Fowler stated that in January of 2022 after JE became president, he, as a board member was denied access to meetings. Since she was president and in control of the meetings he was denied access to, he cannot vote for her. JE declined to be considered further for the position and left the meeting.
 - Dale Koelfgen (DK) was up next for consideration but was not in attendance. Jerry Fowler motioned to NOT consider DK since he was not present at the meeting. Steve Perry suggested that DK may have problems joining the meeting. DK was eventually contacted. DK stated his reason for wanting to be on the board was to resume social functions and he was not interested in politics. Jim Feehan asked DK if he supported Jesse Childers' actions last year in the attempted coup in July of 2024. DK did not provide a yes or no answer. Jim Feehan asked DK why he resigned a month after being elected in 2023. DK stated he was lied to by an unspecified person, this made him mad and he resigned. Jim Feehan related a landowner said DK had told him the board was going to take people's properties away from them and would enter properties without permission looking for metal buildings because the board wanted to get rid of them. DK stated he told landowners that it was important to pay their dues so as to not get in trouble and he denied the metal building statement stating that story is a lie. Greg Bronowski asked DK why he had not attended a meeting in the last two years to address any issues he had with the board rather than being a party to the coup attempt in July of 2024. DK again

spoke about dues and did not answer the question. Greg Bronowski rephrased his question but failed to get an answer from DK regarding this question. Greg Bronowski went on to point out that social functions are not the responsibility of the board. Steve Perry stated he believes DK would be an asset to the board and could be helpful with road issues. The floor was opened for a vote on the previous motion to NOT pace DK on the board. Jerry Fowler, Greg Bronowski and Andy Rhomberg voted yes. Steve Perry voted no. Jim Feehan abstained.

- Election of Officers
 - President – Jim Feehan nominated Allen Dugan, Becky Shepherd 2nd. Allen accepted. The vote to elect Allen was unanimous.
 - Treasurer – Becky Shepherd nominated Carmen Bronowski, Andy Rhomberg 2nd. Carmen Bronowski accepted. The vote to elect Carmen Bronowski was unanimous.
 - Secretary – Greg Bronowski nominated Jim Feehan. Becky Shepherd 2nd. Jim Feehan accepted but would like to pass the job to someone else once the legal issues are finalized. The vote to elect Jim Feehan was unanimous.
- Selection of Committee Members
 - Maintenance Committee – Andy Rhomberg, Jim Feehan, Greg Bronowski, and Steven List volunteered. Motion to accept by Becky Shepherd, 2nd by Jerry Fowler. The vote to accept the volunteers was unanimous.
 - Roads Committee – Jim Feehan nominated Steve Perry, who accepted. Greg Bronowski and Steven List volunteered. Motion to accept by Jim Feehan, 2nd by Andy Rhomberg. The vote to accept the volunteers was unanimous.
- Brief on Email System – Jim Feehan: All WHRLA email is forwarded to personal email addresses. Use “reply all” and “cc” to ensure everyone stays in the loop.
- Wish List
 - Jerry Fowler would like to see the roads rebuilt and our governing documents reviewed.
 - Jim Feehan would like to get a backup generator at the Buck Well.

Public Comment - five minutes per person: Greg Bronowski asked for landowner involvement in identifying road issues.

Next Meeting Date and Time – August 7th, 6:00pm MST

Move to Closed Session – 7:05 pm

Submitted by Jim Feehan