

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, August 7th, 2025

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

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

Landowners attending: Charles Kircher, fixed, fred, itsmier

Quorum: Yes

Approval of agenda: Motion for approval by Steve Perry, 2nd by Becky Shepherd; approved unanimously.

Approval of Regular Board Meeting Minutes from July 17th, 2025: Motion for approval by Becky Shepherd, 2nd by Andy Rhomberg; approved unanimously.

Approval of Annual Member's Meeting Minutes from July 5th, 2025: Motion for approval by Greg Bronowski, 2nd by Andy Rhomberg; approved unanimously.

Officer's Reports

- **Secretary's Report** – Jim Feehan: The Secretary of State site has been updated to reflect current board members and officers. The Association's website has been updated to show election results and new committee members. Motion to approve the Secretary's report by Jerry Fowler, 2nd by Greg Bronowski; approved unanimously.
- **Treasurer's Report** – Carmen Bronowski: Financials have been posted on the website. A landowner who is in arrears has requested to make payments to catch up on the assessments. Jerry Fowler motioned to not accept payments. No second, motion failed. Late fees are automatically assessed and are included in the amount owed. 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 replaced and is functioning properly. Motion to approve the Maintenance Committee report by Andy Rhomberg, 2nd by Steven List; approved unanimously.
- **Roads Committee** - Greg Bronowski: Greg has contacted Summers Reed about resuming grading. We may not be at the top of the list but he is willing to resume grading for WHR. We need to find all of our culverts, mark them and assess them. There may also be road signs that need

replacing. The committee will survey those while surveying culverts. Landowners are requested to use the Contact Us on the website if they see any signs that need replacing. Motion to approve the Maintenance Committee report by Jim Feehan, 2nd by Steve Perry; approved unanimously.

Old Business:

- Lien Foreclosure – McKade Loe: The law firm may have represented the individual in question in the past which would create a conflict. McKade will research and verify if he can represent the association in this matter.

New Business:

- Well Use Statement to Realtors – A draft letter was distributed to directors for dissemination approval to realtors requesting they discontinue advertising that WHR property owners have access to “community wells”. The New Mexico OSE does not recognize the term “community wells”. There are “municipal wells” in New Mexico but the association wells are not municipal wells and cannot be permitted as such. McKade advises that we send the letter to the realtors along with our existing “Use of Wells Statement” via return receipt requested mail. Motion to send the letter and statement to current realtors and any new realtors in the future via return receipt requested mail by Jim Feehan, 2nd by Jerry Fowler; approved unanimously.
- HOA Disclosure Package for Property Sales – Discussion regarding creating a title company package of all WHRLA community documents to be included with closing documents. A fee of \$200 will be charged for each closing package with a return receipt requested. Motion to approve by Jerry Fowler, 2nd by Becky Shepherd; approved unanimously.

Public Comment - five minutes per person:

Next Meeting Date and Time – August 28th, 6:00pm MST

Move to Closed Session – 6:55 pm

Submitted by Jim Feehan