

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, August 28th, 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, Carmen Bronowski, Greg Bronowski, Becky Shepherd

Landowners attending: Charles Kircher, Fred, Steve and Margaret Condict

Quorum: Yes

Approval of agenda: Request for amendment to include purchase of a new printer by Jim Feehan. Motion for approval by Jerry Fowler, 2nd by Becky Shepherd; approved unanimously.

Approval of Regular Board Meeting Minutes from August 7th, 2025: Motion for approval by Greg Bronowski, 2nd by Jerry Fowler; approved unanimously.

Officer's Reports:

- **Secretary's Report** – Jim Feehan: The Legal section of the website has been updated with all available legal documents. Motion to approve the Secretary's report by Becky Shepherd, 2nd by Steve Perry; approved unanimously.
- **Treasurer's Report** – Carmen Bronowski: Will get financials to the board by next week. Payment received from landowner who requested to pay in installments. Motion to approve the Treasurer's report by Jim Feehan, 2nd by Steven List; approved unanimously.

Committee Reports:

- **Maintenance Committee** - Jim Feehan: Jim Feehan will continue to serve as chairman. Other members are Steven List, Greg Bronowski, and Andy Rhomberg. Wells are operational. Motion to approve the Maintenance Committee report by Greg Bronowski, 2nd by Becky Shepherd; approved unanimously.
- **Roads Committee** - Steven List: Steven List will be the committee chairman. Other members are Steve Perry and Greg Bronowski. Culvert markers have been purchased. Steven List will begin marking culverts and taking notes on condition. Jim Feehan will provide large format maps. Greg has spoken to Summers Reed about resuming grading. Jerry Fowler suggests we keep looking for other contractors. Motion to approve the Roads Committee report by Jim Feehan, 2nd by Jerry Fowler; approved unanimously.

Old Business:

- Lien Foreclosure – McKade Loe was not in attendance, Tabled until McKade can attend.
- Well Use Statement to Realtors – Cannot complete until a new printer is purchased. Greg is working on a list of realtors that the letter will be mailed to. Tabled.
- HOA Disclosure Package for Property Sales – Cannot complete until a new printer is purchased. Tabled.

New Business:

- Printer – Jim Feehan: Current printer is an old ink jet model. Cartridges dry up between uses. Jim Feehan suggests purchasing a laser printer. Max cost should be \$300. Motion to approve purchase of printer by Jerry Fowler, 2nd by Becky Shepherd; approved unanimously.
- Purchasing Land for Resale – Steven List: Discussed the possibility of the Association purchasing tax lien properties within the subdivision for resale. Will check with McKade as to whether the Association can purchase property without being specifically written into community documents. Motion to table by Jim Feehan, 2nd by Steve Perry; approved unanimously.

Public Comment - five minutes per person: Steve Conduct would like the board to look into getting a backup generator for the Buck Well. Steve would also like the board to look into re-opening the Phase 3 well. Steve is happy about the Association following up on foreclosures. Steve reported a very large bear hanging around.

Next Meeting Date and Time – October 2nd, 6:00pm MST

Adjournment: Motion to adjourn by Steve Perry, 2nd by Becky Shepherd, approved unanimously.
Adjournment time – 6:32 p.m.

Submitted by Jim Feehan