

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, October 2nd, 2025

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

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

Landowners attending: Charles Kircher, Fred, Mier, Wade Dixon, Steve

Quorum: Yes

Approval of Regular Board Meeting Minutes from August 28th, 2025: Motion for approval by Becky Shepherd, 2nd by Steven List; approved unanimously.

Officer's Reports:

- **Secretary's Report** – Jim Feehan: The printer should be delivered on 10/3. Motion to approve the Secretary's report by Jerry Fowler, 2nd by Steve Perry; approved unanimously.
- **Treasurer's Report** – Carmen Bronowski: Financial reports were distributed. The savings account went dormant. Transactions must be made at least once a year to keep account active. Transaction was made. Carmen expressed concerns over Jesse not sending out a retraction letter as ordered by the court. This has resulted in communications to the treasurer displeased about assessment billing and late fees accrued by landowners who followed Jesse's instructions to not pay. Further discussion moved to closed session. The association is running a \$20,528 deficit for the year. Motion to approve the Treasurer's report by Greg Bronowski, 2nd by Steven List; approved unanimously.

Committee Reports:

- **Maintenance Committee** - Jim Feehan: Will schedule a maintenance Committee meeting. Motion to approve the Maintenance Committee report by Steven List, 2nd by Becky Shepherd; approved unanimously.
- **Roads Committee** - Steven List: The committee members have been in contact with each other and are working on multiple options for road maintenance. The committee will have a follow up meeting prior to the next board meeting. Motion to approve the Roads Committee report by Jim Feehan, 2nd by Becky Shepherd; approved unanimously.

Old Business:

- Lien Foreclosure – McKade Loe: There is no conflict with McKade's firm handling the foreclosure, he will proceed.
- Well Use Statement to Realtors – Cannot complete until a new printer has arrived. Printer should arrive 10/03. Tabled.
- HOA Disclosure Package for Property sales - Cannot complete until a new printer has arrived. Printer should arrive 10/3. Tabled.
- Purchasing Land for Resale – Will discuss with McKade during closed session.

New Business:

- Secretary Position – Jim Feehan would like to pass the position to someone else. Becky Shepherd volunteered to take the position. Motion to appoint Becky by Jim Feehan, 2nd by Jerry Fowler, approved unanimously.

Public Comment - five minutes per person: None

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

Adjournment: Moved to closed session at 6:21pm MST

Submitted by Jim Feehan