

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, January 8, 2026

Meeting called to order by President Allen Dugan at 6:10 pm

Roll Call: Allen Dugan(P), Carmen Bronowski (T), Greg Bronowski (D1) Steven List (D2), Steve Perry (D3), Jerry Fowler (4), Andy Rhomberg (D5), Becky Shepherd (D6 & S) Jim Feehan (D7)

Absent:

Landowners & Guests attending: Mier, Charles Kircher, Motorola Edge, Fred,

Quorum: Yes

Approval of the Agenda: Motion for approval by Andy, 2nd by Jim; approved unanimously.

Approval of Regular Board Meeting Minutes from December 4, 2025: Motion for approval by Jim, 2nd by Becky; unanimously approved.

Officer's Reports:

- **Secretary's Report** – Becky Shepherd: Nomination forms printed and ready for mailing. No questions or comments. Motion to approve made by Jim, 2nd by Steve List; unanimously approved.
- **Treasurer's Report** – Carmen Bronowski: Financials were sent out to members of the board for review. Email from Landowner asking what annual dues would be. The \$ amount and payment methods to be posted on the website. Motion to approve made by Steve Perry, 2nd by Becky; unanimously approved.

Committee Reports:

- **Maintenance Committee** - Jim Feehan: Motion light at the upper package locker needed to be replaced. It was under warranty so there will be no cost to replace it. The part has been received and will be install as soon as possible. Waiting until the 15th for the bid on the generator project. Greg reported he had read the meters for both wells. From January 2025 to January 2026 the Buck Well has used 67,570 gallons; partly due to Fire Department use for fire suppression this year as well as training. Allotment is approximately 110K gallons. Round up well used 17,760 gallon. Allotment is approximately 300K. Suggested upgrading the well next to the Fire Department so the water usage can be shared between both wells. Greg, would like any questions regarding the wells sent to him so he can address them personally. Motion to approve made by Steve Perry, 2nd by Becky; unanimously approved.
- **Roads Committee** - Steven List: Worst roads were identified and will be done first. The contractor, Silver Griffin will begin work on the week of January 19th or 26th. They plan to be here a week, at least 8-9 hours per day. Will reassess the roads again in the spring and again in the fall. Have not received permission to use the Fire Department equipment to clear some of the culverts. Allen to contact Megan. Jerry was concerned that maybe not all roads would be graded at least once per year. Steve assured him that all roads would be graded at least once per year. Motion to approve made by Jim, 2nd by Becky; unanimously approved.

New Business:

- Proposal to Amend the Voting Rules Resolution: Jerry Fowler – Moved to next meeting
- Approval of Roads Committee Quarterly Budget – The annual budget for 2026 shows \$35K for Road Grading and \$12K for Road Maintenance. These amounts will be divided quarterly. Any unused portions will be rolled over into the next quarter.
- Bid for installation of backup generator system at the Buck – Waiting until the 15th.

Old Business:

- Treasure Position – Still no volunteers.

Public Comment - five minutes per person: None

Next Meeting Date and Time: February 5, 2026 at 6:00 p.m. MST

Adjournment: 6:35 p.m.

Moved to Closed Session