

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, February 5, 2026

Meeting called to order by President Allen Dugan at 6:00 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: None

Landowners & Guests attending: Waddy, Mier, Charles Kircher, Fixed, Fred,

Quorum: Yes

Approval of the Agenda: Jim made a motion to have "Landowner Letter" removed from the agenda, 2nd by Becky. Motion was approved 6-1 with Jerry voting no. Jerry made a motion to have it put back on the agenda, no 2nd was presented. Motion dies due to a lack of a 2nd.

Approval of Regular Board Meeting Minutes from January 8, 2026: Motion for approval by Steve P., 2nd by Jim; unanimously approved.

Officer's Reports:

- **Secretary's Report** – Becky Shepherd: Nominees are starting to come in. They are posted on the website under news. Contacted by neighboring subdivision. Received a copy of their Code Enforcement Policy (emailed to McKade for review). She shared names and phone #'s for road graders. We talked about management companies. The cost for just financial is around \$450 per month and full management would be an additional \$900. Financials have been posted. Motion to approve made by Jim, 2nd by Steve P; unanimously approved.
- **Treasurer's Report** – Carmen Bronowski: Financials were sent out to members of the board for review. Invoices have been mailed. Motion to approve made by Becky, 2nd Jim by ; unanimously approved.

Committee Reports:

- **Maintenance Committee** - Jim Feehan: Still have not been able to get bids for the backup generator at the buck well. First 2 fell through, still waiting on 1 others from ABQ. Steve Perry wanted to know what size generator was need. It's 22K. Motion to approve made by Steve L, 2nd by Jerry; unanimously approved.
- **Roads Committee** - Steven List: Road grading has started. Estimated Silver Griffin to be here 5 days but may be here 2 weeks. Seems to be doing a good job so far. Becky wanted to know; is there a contract or will it be an hourly rate? No contract, \$150 p/h. for a 5 day work week. Motion to approve made by Becky, 2nd by Jim; unanimously approved.

New Business:

- **Proposal to Amend the Voting Rules Resolution:** It was suggested the board change the nomination process. It was suggested if a landowner wants to be nominated they should nominate themselves and if a landowner wants to nominate someone else they must get their permission first. The person nominated must give written consent along with a bio. It is believed

this will take the responsibility off the board to contact nominees. Discussion was had. No changes will be made at this time.

- Bid for installation of backup generator system at the Buck Well – Jim: See above “Maintenance Committee”.
- Possible need for a Committee to amend the Bylaws/Resolutions – In McKade’s opinion it is okay for board member to discuss ideas outside of meetings but nothing can be voted on or changed. No committee needed.
- Approval of funds to upgrade Phase I well so water used for fire suppression and volunteer training can be split between both wells so neither well is being overused – Tabled until Allen can be present for his expertise.
- Landowner Letter – Removed due to an approved amendment to the agenda. See above.
- Code Enforcement Policy – Document reviewed by McKade, approved the language with some possible suggestions. The board must adhere to NM statute 47-16-18c. He suggested 2 ways the board could proceed; 1. It could be fee driven, typically starting at \$50 going up to \$250 or 2. The board could hold a hearing before determining a fee. It was asked, if landowners could attend the hearing. Hearings are not the same as meetings so it would be up to the board if hearing are open or closed. It was asked if an association can bring foreclosure actions for liens based solely on CC&R violations. Per 47-16-6b it is allowed but it is at the association’s discretion. There were no volunteers to be the Code Enforcement Officer. It was suggested the board respond on a complaint basis. When the board receives a formal written complaint from a landowner the board will begin the process. Steve Perry was asked if he would review and modify the document and present it to the board for review and or approval. Motion to table the discussion regarding the Code Enforcement document until later date, 2nd by Steve L., unanimously approved.

Old Business:

- Permission to use of Fire Department equipment to clean out culverts – Permission by Megan to use the equipment as training as long as there are operators available the project can be started next month.
- Treasure Position – Still no volunteers.

Public Comment - five minutes per person: None

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

Adjournment: 7:22 p.m.

Moved to Closed Session – Legal