

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, March 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), Becky Shepherd (D6 & S) Jim Feehan (D7)

Absent: Andy Rhomberg (D5)

Landowners & Guests attending: Jamie Brodsky, Wade, Zina, Mier, Charles Kircher, Fixed, Fred,

Quorum: Yes

Approval of the Agenda: A motion was made by Jim to amend the agenda to add guest speaker, Jamie Brodsky from Brodsky Bookkeeping to speak about accounting services. Motion was 2nd by Steve L; unanimously approved.

Approval of Regular Board Meeting Minutes from February 5, 2026: Motion for approval by Steve P., 2nd by Jerry; unanimously approved.

Guest Speaker:

- **Jamie Brodsky** – Monthly bookkeeping fee of \$150 per month for the following services: Bookkeeping, Annual Invoicing, Monthly Reporting & Meeting Attendance, Check Writing (occasionally), Additional Member Services Support (balance verification/occasionally)

Discussed appointing her as the Treasurer. Realtor packages can be done by the Secretary but fees would need to be verified by the Treasurer. To be added to the April agenda.

Officer's Reports:

- **Secretary's Report** – Becky Shepherd: Nominees have been posted on the website. Response to a note made on one of the nomination forms: The note asked why Jim Feehan has been on the board since 2022 when the position is a two year term. Answer: The governing documents do not limit the number of terms a member can serve. The reason he has served more than one 2 year term is because he has been nominated and elected by the landowners for more than one term. Motion to approve made by Steve P, 2nd by Steve L; unanimously approved.
- **Treasurer's Report** – Carmen Bronowski: Financials were sent out to members of the board for review. Resignation was given for April 15th. Will work with whoever takes the position. Late fees usually assess on March 1st. Due to problems with the mail being delivered to the wrong boxes should we delay any further? Late fees will be assessed March 12th after one last check of the mail. Motion to approve made by Jim, 2nd by Becky; unanimously approved.

Committee Reports:

- **Maintenance Committee** - Jim Feehan: Replaced the missing lock at the upper package locker then the next day had to get it unjammed. Motion to approve made by Steve P, 2nd by Greg; unanimously approved.

- **Roads Committee** - Steven List: 90-95% of the subdivision roads have been graded. The remaining roads that were not in need of grading at this time. Work was completed within 2 weeks. Only good comments so far. Cost to date is approximately \$10,500. Expect to return in April to work on roads with larger problems. Will also get a quote to have 2 of the worst culverts replaced. Most only need to be blown out. Only negative comment was from a landowner on Rancho who had marked where the road should be with paint. It was stated that the road was not being graded properly. Steve noted it was where the road has been being graded for the last 20+ years. It is approximately 8 ft. onto the landowner's property which is covered by the 50 ft. roads easement. Steve does not believe there is a need to survey the property so the roads can be graded properly. Shout out to Mike Mier who has provided much of his time to assist in this project. Motion to approve made by Jim, 2nd by Steve P; unanimously approved.

New Business:

- Proposal to amend the Bylaws/Voting Rules Resolution - Becky: Sent suggested changes to board members via email. The only object was regarding the Bylaw changes: Jim does not believe the President should vote to break a tie. A tie should be a tie which is backed up by Roberts Rules. Jim will work with Becky on the language of the amendments to be presented at the next meeting for discussion / approval.

Old Business:

- Code Enforcement Policy Proposal to the Board – Steve Perry: Has some suggestions for changes to the document copied from another subdivision. Would like to incorporate some of McKade's ideas. Would still like to see it complaint based. Question was raised as to whether a landowner has the right to know who their accuser is. Maybe a questions for McKade. Will continue to work on it. More to come at the next meeting.
- Bid for installation of backup generator system at the Buck Well – Jim: Only one bid has been received. Total cost \$32,556.56 for a 22K generator, transfer switches, installation of propane tank, 400 gallons of propane in the tank. Ortega Propane's portion was \$6,912 which included the tank purchase, setting it in place, propane, parts and labor. Steve P suggested purchasing a 100 gallon tank from someone other than Ortega or possibly purchasing a used tank which would be less expensive. The reason the generator is needed at the Buck Well is because it is currently the main water source for fire protection on the subdivision. There is a 20K generator with a buster at the Phase I well. It is gravity fed which is too slow. Becky suggested maybe there was some kind of grant we could apply for through the Fire Department. Jim will talk to Megan and will get a separate quote from Ortega to see if he can get a better deal. Greg was concerned about running the submersible pump in an emergency. He wanted to know if we could us a smaller generator to run just the pressure pump for the hydrant. His concern was the well would only run 20 minutes because of the draw on it. Jim said the electrical contractor told him the generator is sized to the panel of the service for the building so it may be harder to split it out. Steve L suggested an upgrade to the Phase I well but wouldn't be that cost effective at this time. The Buck Well have 30K gallons of water storage vs 12K at the Phase I well. Will carry until next meeting.
- Treasure Position – See above

Public Comment - five minutes per person: Zina McGuire – #1 She was the one who requested the meeting for the road mentioned earlier in the board meeting. She read from an email she sent to the board. She specifically asked that it be made part of the record. “We are requesting a road review on Ranchero Rd. in front of the above mentioned address. Please advise when that can take place.” At no time did she request a survey or for anyone to go over there by themselves. She asked for a meeting to discuss what was happening. The board has been talking about code enforcement at every meeting. So she needed something to show the board the road was on their property so she could put it in the file. All she asked for was a meeting which she didn’t get. #2 She quoted the cost of \$10,312.26 for the generator that she put in at the Phase I well on 10/16/2020. Mr. Fitch at AG Country installed it but they are out of business. He is now the manager at Sierra Propane. She believes Ortega has the highest prices.

Jim asked for permission to speak. Both Allen and Zina consented. Jim said on October 30th he emailed Zina asking for information on who installed the generator at the Phase I well but received no response. He mentioned the quote was not through Ortega. It is through an electrician in ABQ who was going to subcontract the propane to Ortega.

Zina expressed her irritation with the board because no one asks for her advice. She feels the board has called her stupid. She’s also upset because they took down the equipment at the Phase I well that was used to fill the fire trucks for years. She stated she has 20+ years’ of experience on the fire department as the County Fire Marshall and the County Fire Chief but no one asks for her advice. She feels all the board does is talk about how stupid people are which is why she is running for the board.

Next Meeting Date and Time: April 2, 2026 at 6:00 p.m. MST

Adjournment: 1:07 p.m.

Moved to Closed Session – Legal