

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, April 2, 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: McKade, Mier, Charles Kircher, Fixed, & Fred

Quorum: Yes

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

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

Officer's Reports:

- **Secretary's Report** – Becky Shepherd: All nominees have been contacted and reminded of the requirements for being placed on the ballot (i.e. bios, paid assessments, etc.) Also talked about medical alert system provided free of charge by PHI to all Catron County residents. Info to be posted on the website. Motion for approval by Jim, 2nd by Steve P; unanimously approved.
- **Treasurer's Report** – Carmen Bronowski: Reports have been sent and posted. Steve P asked approximately what percentage of landowners do not pay there assessments. Per Carmen approximately 20%. Motion for approval by Becky, 2nd by Jim; unanimously approved.

Committee Reports:

- **Maintenance Committee** - Jim Feehan: Received bid from a 2nd contractor from Quemado. Bid is considerably lower than the 1st bid but doesn't include the propane tank. Since the propane use would be very low not willing to rent the tank, they only want to sell it. Contractor is trying to find a cheaper propane source. It will cost approximately \$5K to install plus another \$1,200 for propane. Approximately \$19K to complete the job. Temps are increasing, will be turning off heaters in the well houses off this week. Well combos will be change in the next week. Steve asked if would be is possible to use 2 - 100 gallon propane tanks? Jim will find out. Steve P mentioned using some of the latest lithium battery power technology. Jims thought was if there is no shore power for an extended time how long would the batteries last? Once the batteries are dead, a generator needed. Greg questioned the need for something this large. It doesn't take long to drain the tanks. Once the tanks are drained the well doesn't have the capacity to recover the water that quickly. It will only pump 800-900 gallons of water before the pump shuts off. Steve P asked if it is possible to get grant money through the fire department. Per Jim Megan, the Fire Chief said unless the Pie Town FD owned it they couldn't get grant money for it. Becky wanted to how long to fill the storage tanks. Jim said it could possibly take about 2 weeks. Jerry questioned if the well is the limiting factor is Greg concerned about what it takes to drain the tanks? Greg doesn't believe that much power is needed, only need power to drain the tanks. Once they are drained we're basically done. Jim mentioned that there may be 3

pumps running at once which would change the capacity. Jerry is leaning towards overkill. Motion for approval by Becky, 2nd by Steve P; unanimously approved.

- **Roads Committee** - Steven List: On track for 3rd or 4th week of April for the grader to work on the roads that need more extensive maintenance. Not doing a full grading at this time. Becky asked if we have a bid for culverts yet. Not at this time! Only 5 or 6 need to be replaced the rest can be blown out but the FD volunteer's need more training on the equipment before this can happen but it will happen. Motion for approval by Jim, 2nd by Steve P; unanimously approved.

New Business:

- Bookkeeping/Accounting Service - Becky: Carmen's last day is April 15th. Need to hire a service to do the books. If Jamie Brodsky is hired would she be appointed Treasurer? Would she want to be the Treasurer? Would she handle all the duties of the current Treasurer? It was suggested there be a Treasurer and an Assistant Treasurer. If Jamie is willing to be the Treasurer, Becky agreed to assist her with things other than accounting. Becky to provide Jamie with a list of duties to see if she is interested in the position. Motion to table until Becky has a chance to contact Jamie was made by Jim, 2nd by Becky. Carmen brought up the point that she will be leaving on the 15th. The board needs a new Treasurer on the SOS report in order to get a new signer on the account as well as a new CC. Cannot wait until next month to make a decision. Becky agreed to be the Treasurer and Jamie could be the under Treasurer. Based on that Jim withdrew his motion and Becky withdrew her 2nd. New motion to appoint Becky as the Treasurer and discuss a division of duties next month was made by Jim, 2nd by Steve L; unanimously approved.
- Appoint new Treasurer - See above
- Cattle on the Subdivision – Becky: Talked to some ranch hands who say they are aware of the situation with their cattle roaming our subdivision. They explained that the previous bunch left the ranch with no word, leaving the cattle to roam. They are working as diligently as they can to repair fences and gather their cattle.

Old Business:

- Proposal to amend the Bylaws/Voting Rules Resolution – Becky: Other than required signature lines no other changes needed. Per McKade - Resolutions should be signed by all members of the board. Amendments should be signed by 2 Officers. A motion to approve was made by Jim, 2nd by Greg; unanimously approved.
- Code Enforcement Policy Proposal to the Board – Steve Perry: Doesn't like some of the language in the Cimarron Ranch document. Would like to see several changes in this document. He doesn't believe this document is just a clarification of the language of the CCR's, it is adding language, and is a whole new document. He believes it should be an amendment to the CCR's which would require a 75% vote of the landowners. Jerry does not agree. Instead, he suggested using small claims court to resolve CCR issues. Suggested sending a couple warning letters, then a final warning to advise the landowner the board will be filing a claim in small claims court on a certain date. He also believes it should be a complaint based system with possibly more than one complaint. As a landowner he would want to know about this document before it is approved. He personally would not pass this document without the opinion of the landowners. He believes it should be passed by 75% of the landowners. Becky agrees, if it is an amendment to the CCR's it required be voted on and approved by the landowners. McKade agreed, if these were changes to the CCR's it would require a landowner vote. He recommends any changes to the enforcement

of the CCR's would best be done by an amendment to the bylaws rather than by resolution to the CCR's. Becky asked to clarify, the bylaws or CCRs? Jerry answered, bylaws. Greg asked, since the wording in the CCR's is so vague should the board do what Steve P suggested? He suggested possibly Steve could come up with a complaint system where any complaints would come to the board for review. The board would have the authority to decide how to follow it up. Jim's objection was warning letters have been sent out in the past with no result. He asked McKade as a corporation who would represent the board should it decide to take a landowner to court? McKade stated a corporation cannot represent itself, it must act through an attorney. He doesn't recommend going to small claims court/magistrate court. He recommends other avenues to resolve it first. If the board has to go to court he recommends going to District Court. He doesn't see the document from Cimarron Ranch as changing the CCR's rather a process of how to enforce the CCR's where previously no process existed. He believes the board should put together a policy that is coherent, fair and consistent. He reminded the board that they have the authority to enforce the CCR's. Jerry reminded them that the board also has the responsibility to enforce the CCR's. McKade reminded the board, it also have a duty to do what is in the best interest of the association. He stated it may not be in the best interest to nitpick these violations. Jim is good with moving forward with trying to refine this document. Becky asked if the board would need a committee to hear complaints. Steve P said it would only be a hearing in front of the board so no committee would be required. Steve P asked for volunteers to help revise the document. Greg suggested Steve do a mockup of changes for the board to review. Becky volunteered to help. She also suggested Jerry as he has been a driving force for this issue. Jerry agreed. ***McKade amended an earlier statement. In Magistrate court a corporation can be represented by an officer or director even if not an attorney.

- Revised Bid for installation of backup generator at the Buck Well w/Sierra Propane's Bid – Jim: see above

Public Comment - five minutes per person: None

Next Meeting Date and Time: May 7, 2026 at 6:00 p.m. MST

Adjournment: 7:30 p.m.

Moved to Closed Session – Legal