

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, May 7, 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: Itsmier, J Rein, Mier, Greathouse, Charles Kircher, Fixed, Fred & McKade

Quorum: Yes

Approval of the Agenda: Unanimously approved.

Approval of Regular Board Meeting Minutes from April 2, 2026: unanimously approved.

Officer's Reports:

- **Secretary's Report** – Becky Shepherd: Ballots and bios ready to print. Ran out of toner for printer. It was ordered May 3rd, should be here today. A motion and a 2nd was made to approve the Secretary's report, unanimously approved.
- **Treasurer's Report** – Becky Shepherd: Carmen turned over the computer and association records. She spent several hours teaching me things I would need to know. Unfortunately you can't learn it all in one sitting. Thanks to Google I have figured out most of what I need to do. April was reconciled and the financial have been posted. A motion and a 2nd were made to approve the Treasurer's report, unanimously approved. 292 ballots will be mailed in 187 envelopes. A motion and a 2nd was made to approve the Treasurer's report, unanimously approved.

Committee Reports:

- **Maintenance Committee** - Jim Feehan: Had some security issues with someone shutting off the camera so door locks were changed for both well houses as well as the LOA building. The code to both wells have been changed. A motion and a 2nd were made to approve the Maintenance Committees report, unanimously approved.
- **Roads Committee** - Steven List: Will have Silver Gryphon here later this month to repair some of the more damaged roads and replace 3 culverts. A motion and a 2nd was made to approve the Roads Committee report, unanimously approved.

New Business:

- **New Computer for Treasurer** – Becky: Some of the numbers and function keys do not work. Where to take the funds from was discussed. Jim said since they haven't used any of the quarterly budget for maintenance, it could be taken from there. A motion and a 2nd was made to approve purchasing a new Treasurer computer using funds from the maintenance budget, unanimously approved.

- Set date for Annual Meeting – July 4th - Ballot count to begin at 10 a.m. MST, Members Meeting to begin at 12 p.m. MST. Since Becky is on the ballot, she as Secretary cannot be involved in the vote count. Allen will not be on the subdivision but will do his best to oversee the ballot count and Members Meeting via Zoom. If Becky can find volunteers willing to help with the annual picnic this year it will be held at 2 p.m. A motion and a 2nd was made to approve the date and times for the ballot count and the members meeting, unanimously approved.
- Proposes Ballot for 2026 Election – Becky: A motion and a 2nd was made to approve the ballot with no changes, unanimously approved.
- Approval of Bylaw Amendment #10 – A motion and a 2nd was made to approve Amendment #10 with no changes, unanimously approved. *****NEED ALL BOARD MEMBER SIGNATURES*****

Old Business:

- Hiring a Bookkeeping/Accounting Service – Becky: Presented information from OJO sales. They will take care of financial items only at a cost of \$300 per month. We'd have to do our own annual invoices and they would not be able to attend the monthly meetings. Jim asked if I felt it would be cost effective. Answer: at some point I won't be here and the board will need a new treasurer. I am willing to continue in this capacity for now.
- Code Enforcement Policy Proposal to the Board – Steve Perry: Many suggestions were made. A motion and a 2nd was made to approve the Code Enforcement Policy with changes, unanimously approved.
- Jim requested to amend to agenda to add the Revised Bid for installation of backup generator at the Buck Well w/Sierra Propane's Bid back to the Agenda. A motion and a 2nd was made to revise the agenda, unanimously approved. Total cost to install generator at the Phase IV well will be \$17,421.58 which includes \$13,070.08 Generator and installation, \$3,663.50 Propane tank and installation and 688.00 Propane - 80% filled @ 3.44/gal. A motion and a 2nd were made to approve the cost taken from the general fund. A motion and a 2nd were made to approve the installation of the generator at the Phase IV well, unanimously approved.

Public Comment - five minutes per person: None

Next Meeting Date and Time: July 4, 2026 at 6:00 p.m. MST

Adjournment: 8:00 p.m.

Moved to Closed Session – Legal

*****NOTE*** Zoom meeting was not recorded so notes of this meeting are sparse.**