

Wild Horse Ranch Landowners' Association Meeting Minutes

Regular Board of Directors Meeting

Thursday, June 4, 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, T & S) Jim Feehan (D7)

Absent: None

Landowners & Guests attending: Wade & Companion, Kircher, Fred, Fixed, Mier, Scott Caldwell (late joiner) & McKade

Quorum: Yes

18:00:38 Approval of the Agenda: Jerry Fowler made a motion to amend the Agenda to add Livestock in the subdivision, 2nd by Steve List. Unanimously approved.

18:01:48 Approval of Regular Board Meeting Minutes from May 7, 2026: Correction found under old business –The vote for the “Revised bid for installation of a backup generator at the Buck Well” was not unanimous. There were two opposed votes. A motion to approve the minutes with the corrections was made by Greg, 2nd by Jim. Unanimously approved.

Officer's Reports:

- **Secretary's Report** – Becky Shepherd: Ballots mailed on May 15th. Ballots coming in will remain unopened until the ballot count. Confirmed Greg receive new key for LOA building/Pump Houses. Key holders are Greg, Jim, Steve List and Becky. Landowner contacted Steve List. Forrest Gray's name was listed on the ballot but his bio was not included on the list sent with the ballots. I advised his bio is listed on the website for those interested. A motion to approve was made by Steve Perry, 2nd by Jim. Unanimously approved.
- **Treasurer's Report** – Becky Shepherd: Reports sent and posted on the website. New computer received and set up. QB has been transferred. WNM systems were down so they didn't take the payment out on the 15th. It took 4 phone calls but the payment was finally posted. Rcvd bill from Pinnacle who replaced AG. Stay on keep full status. Clark Simson Miller will do everything except annual invoices at a cost of \$1,400 per month. Jerry asked if they handled code enforcement. I believe they would once the policy is in place. Greg asked if there is a list of services they would provide. Once they quoted the fee I didn't ask for further information. Changed the way Zelle payments received. Apparently the link to the treasurers email address is broken. The code to send money is whrla1998. A motion to approve was made by Jim, 2nd by Andy. Unanimously approved.

Committee Reports:

- **Maintenance Committee** - Jim Feehan: Door on upper package locker wasn't hanging properly. Door has been rehung. All facility locks have been changed. Spoke to contractor today. Everything has been ordered. The generator is about 4 weeks out. He offered to set up portable generator for use in an emergency situation. A motion to approve was made by Becky, 2nd by Steve Perry. Unanimously approved.
- **Roads Committee** - Steven List: On the calendar for the first and second full weeks in June. Depend on the fluctuating price of the culverts expecting to replace 2-3 culverts. A landowner contacted the county

about grading the roads. They only did one pass in and one pass out which took all the crown off the Wild Horse Ranch Road. Will contact county to see about getting back on the schedule so they can fix the crown. Greg asked if they planned to use the culvert across from the fire station. The plan was to use it for the 1st culvert. A motion to approve was made by Becky, 2nd by Jim. Unanimously approved.

New Business:

- LOA Buildings Repairs & Maintenance - Jerry asked if the Maintenance Committee has done anything to them. Before answering the question Jim wanted to clear up a few things for the record. This topic ended up on the agenda because a community member spread false information through emails and on a website. Beware of false information!!! The website states *"up until 2022 the assets were kept in good condition"*. When Jim was placed on the board around May of 2022 the Phase I wells house was in shambles, inside and out. The wiring was a mess. The buck well fire hydrant system was putting more water in the dirt than in the fire truck. Siding was falling off the office building, the trim around the doors was rotted and falling off. Greg and Carmen donated the material and made the repairs themselves. There was freeze damaged to the fixtures in the bathrooms. Ron Racicot, a former resident and licensed electrician and I spent a good portion of a day repairing the wiring issues at the pavilion. The siding and trim on all HOA buildings needed to be painted prior to 2021. The sissy well has been down for a very long time. It would take massive amounts of money to get it running. A lot has been done by the maintenance committee. Prior to the 2024 lawsuit, the maintenance committee discussed what to do with the facilities. Once the lawsuit was filed the board needed to prioritize its expenditures. Due to this lawsuit, the Association has a \$39,993.82 hole in the budget. This information is public record. It can also be viewed on the WHRLA website. On August 27, 2025 the Judge ordered "sanctions shall be entered against Plaintiff". It was ordered, "Plaintiff shall reimburse the WHRLA for all attorney fees and court costs ... which shall be paid within 60 days after the entry of this order and receipt of Affidavit of Attorney Fees.". On February 19, 2026 the Judge ordered "Plaintiff is responsible for Defendant's attorney's fee in the total amount of \$39,993.82 ...". To date the Association has not received a dime. So, other than contacting a contractor to get a bid, nothing has been done. With the \$40K hole in the budget not sure how to finance it. Jim brought up the fact that since the Association isn't required to hold annual picnics, the facilities aren't being used for more than record keeping. The property is just sitting there. Non Profit Corporation Act 53-8-5E gives the Corporation the power to sell the property. It has all the amenities and should be a valuable piece of property. If it's not being used why not consider selling it? Jerry doesn't agree. He argues the covenants would take precedence over the law. Steve List mentioned has also reached out to 2 contractors but has not received a bid yet. The bids will be for a full rehab of all structures not just a paint job. Greg inquired if we could get separate bids for each building which is how Steve requested the bid. Steve Perry inquired about using other types of siding rather than wood. Will let contractor decide the best material. Greg wondered what happened to the 15 gallons of paint that was bought in June 2020 to paint the pavilion. It was stored at the buck well. Jerry quoted Article II, Section 2 of the CC&R's which state *"PURPOSE OF ASSOCIATION. The purpose for which the Association is organized is to provide for the maintenance of the roads and common areas serving the Subdivision"*. Because the board is supposed to maintain the common areas his opinion is the common area is not for sale.
- Re-Set Date for Ballot Count & Annual Meeting - Becky found if the President isn't available, he can appoint someone on the board to oversee the ballot count. Jerry would prefer the President preside. Allen will not be available. Ballots went out with July 4th for the ballot count. Jim clarified for Jerry, NM Law does trump our governing documents. NM Statutes Section 47-16-9 - Proxy and absentee voting; ballot counting. *"F. Ballots, if used, shall be counted by a neutral third party or by a committee of volunteers. The volunteers shall be selected or appointed at an open meeting, in a fair manner, by the chair of the board or another person presiding during that portion of the meeting. The volunteers shall not be board members and, in the case of a contested election for a board position, shall not be candidates."* Jerry questioned if this is in our documents. No, it's in the NM HOA Act which trumps our governing documents. Jerry still doesn't agree

but he's okay with appointing someone to oversee the meeting. Allen asked for volunteers. Steve List, Becky Shepherd and Jerry Fowler are all nominees so cannot assist in the vote count. 4 Landowners volunteered to count votes – Karen & Fred Miller, Brian Murphy and Charles Kircher. One will be appointed to mark off the #'s off as they are counted. Greg Bronowski was appointed to preside over the vote count. Greg accepted.

- Email Request for Volunteers to Count Ballots - See above
- Funds for Landowners Picnic – Becky: I'm not going to ask the board for funds. An email was sent asking if there would be any interest in an annual picnic. I have possibly 10 people interested in participating. So this year will be an unofficial landowner's picnic at the pavilion, on July 5th, at 3 p.m. Bring something to put on the BBQ, a side a side dish and beverages.
- Added by Jerry - Livestock in the Subdivision – Jerry contacted the NM Livestock Board about the Herd Law District. Some subdivisions are protected such that the landowner around the subdivision is responsible for the fencing. He spoke to Paul Summers who confirmed Herd Law District exists but didn't know how the subdivision could apply. He is still working at the state level to find out how to qualify as a Herd Law District subdivision. Mr. Summers mentioned the cattle belong GW which is a landowner. The properties actually belong to Catron Cibola Ranches. Jerry wondered if this wouldn't be covered by our covenants. Since the landowner doesn't live on the subdivision and the livestock aren't typically kept here so Jim wondered if it would apply.

Old Business:

- Code Enforcement Policy Proposal to the Board – Steve Perry: Policy was discussed at the May 7, 2026 meeting but because it wasn't recorded there was no record of any changes needing to be made. A motion to approve the Code Enforcement Policy as written was made by Jim, 2nd by Becky. Unanimously approved.

Public Comment - five minutes per person:

Becky noted the same landowner who was cutting trees on his land appears to be cutting trees again.

Jerry Fowler brought up the fact that he was on the board in 2022 when the rogue board took over. He feels he was kicked off the board, blocked out of meetings. In 2024 I was elected. My name is on the ballot. If elected I will not accept the position. He would like urge anybody who would have voted for him to vote for Zina McGuire or Wade Dixon. He feels they are both very qualified. He'll still be here in his 5 minutes.

Scott Caldwell says the cows have cost him \$100 of dollars in damage. They've eaten \$100 of dollars of trees. They are drinking the water from a natural spring on his property. Wants to be compensated. Jerry gave him the phone number for the NM Livestock Board, 505-841-6161. Talk to Paul Summers, local guy. Doesn't have contact info for all candidates but did send emails to those he has. Would like to ask about priorities, goals and objectives. If you don't talk to him he won't vote for you.

Next Meeting Date and Time: Annual Member Meeting to be held on July 9, 2026 at 6:00 p.m. MST. The Regular Board Meeting will be held immediately following the Annual Members Meeting @ approximately 7 p.m. MST.

Adjournment: 7:10 p.m. MST

Moved to Closed Session – Legal