

Wild Horse Ranch Landowners' Association Annual Members Meeting Minutes (Draft)

2026 Annual Members Meeting

Thursday, July 9, 2026

Meeting called to order by President Allen Dugan at 6:00 pm

Roll Call: Allen Dugan(P), Greg Bronowski (D1) Steven List (D2), Steve Perry (D3), Andy Rhomberg (D5), Becky Shepherd (D6, T & S), Jim Feehan (D7)

Absent: Jerry Fowler (4)

Landowners & Guests attending: Wade Dixon, Zina McGuire, Kircher, Fred, Fixed, Mier, Forest Gray, Scott Caldwell, Greathouse, Steve & Margaret Condict

Quorum: Yes

Special Announcement Due to a family emergency the President, Allen Dugan will not be able to officiate the meeting. Per NM State rules if the President or VP is not available another officer may officiate. Becky Shepherd, being the only other Officer was appointed to officiate the Annual Members Meeting.

Approval of the Agenda: Jim made a motion to approve the agenda, Steve List 2nd. Unanimously approved.

Approval of Regular Board Meeting Minutes from June 4, 2026: Tabled until Regular Meeting

Officer's Reports:

- Presidents Report – Due to circumstances, no report

Committee Reports:

- **Maintenance Committee** - Jim Feehan: Resolved at least one security issue at Phase I well house where someone shut off the cameras. Locks were changed on all HOA assets. Missing locks have been replaced. The upper package locker door was repaired. Getting backup generator installed at the Buck well. The contractor was delayed due to mechanical issues. Concrete to be poured prior to delivery of generator. Minor well issues. The access was changed today. Send an email to maintenace@whrla.com. A motion to approve was made by Greg, 2nd by Steve List. Unanimously approved.
- **Roads Committee** - Steven List: One grading so far this year. Silver Gryphon plans to be here 3rd or 4th week of July. There are at least 4 culverts that need to be completely replaced. They will be delivering 3 new culverts plus the one by the FD makes 4. Planning to replace at least 2 this month. Roads will also be graded for the 2nd time. Planning a 3rd grading around October or November. Requested landowners to send an email to road@whrla.com if they see any issues with the roads. A motion to approve was made by Greg, 2nd by Jim. Unanimously approved.

Committee Reports:

- **Treasurer's Report** – Becky Shepherd:
 1. Business and Commercial Policies to renew on July 22nd. Cost of Commercial Liability is \$312. Cost for Business Owners Coverage \$1,770. Total \$2,082.
 2. QB was renewed for another year in the amount of \$1,141.87.
 3. As of June 30, 2026 the Association has taken in \$75,445 compared to last year at this time \$51,412. This is due in part to the sale of several properties with delinquent accounts. Between the Checking and Money Market Account there is a total of \$117,634.20 in bank.A motion to approve was made by Jim, 2nd by Steve Perry. Unanimously approved.

New Business:

- 2026 Election Results:
 - Wade Dixon #31
 - Jerry Fowler #5
 - Forrest Gray #18
 - Mitchell Henderson #29
 - Steve List #50
 - Danielle McGuire #2
 - Jon McGuire #5
 - Zina Day McGuire #37
 - Becky Shepherd #42
 - Johnny Valdez #34

Thanked the volunteers; Karen and Fred Miller, Brian Murphy and Charles Kircher for their participation in this year's election. The new board members will be welcomed to the board at the regular board meeting directly following this meeting. The results will also be posted on the website.

Public Comment - five minutes per person:

1. Scott Caldwell – a. Socorro Electric told his neighbor it would cost \$40K to install electric even though there is a pole directly across the street. Wanted to know if anyone else had been quoted that kind of price. Jim stated in 2001 he paid a private contractor \$800 to install the meter pole. He also had to add 3 more pole and tie in. It cost him approximately \$3,800. b. Suggested we have a group of people who are willing to organize carpooling when going into Grants or Albuquerque for the purpose of shopping, errands, etc.
2. Steve List – Wife created a face book page called Wild Horse Ranch Landowners Community. It was set up to help people who need information about the community.

Next Meeting Date and Time: Regular Board Meeting to be held immediately following the Annual Members Meeting.

Adjournment: 6:17 p.m. MST