

Wild Horse Ranch Landowners' Association Meeting Minutes (Draft)

Regular Board of Directors Meeting

Thursday, July 9, 2026

Meeting called to order by President Allen Dugan at 6:18 pm

Roll Call: Allen Dugan(P), Greg Bronowski (D1) Steven List (D2), Steve Perry (D3), Andy Rhomberg (D5), Becky Shepherd (D4, T & S), Zina McGuire (D6) Jim Feehan (D7)

Absent: None

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

Quorum: Yes

Approval of the Agenda: Jim Feehan made a motion to amend the agenda to add a legal session at the end of the meeting due to some new information received just prior to the meeting, 2nd by Steve List. Unanimously approved.

New Business:

- Introduction of New Directors
 1. D2 - Steve List
 2. D4 - Becky Shepherd
 3. D6 - Zina McGuire
- Election of Officers
 1. President – Becky Shepherd nominated Jim Feehan, 2nd by Steve List. No other nominees. Jim noted if appointed he will step down as the director. Roll call vote. Unanimously approved with Zina abstaining because she had been nominated as President. Director #7 position is vacant.
Allen thanked everyone then turned over the meeting to Jim
 2. Secretary – Greg Bronowski nominated Becky, 2nd by Steve Perry. No other nominees. Unanimously approved.
 3. Treasurer – Steve List nominated Becky, 2nd by Steve Perry. No other nominees. Unanimously approved.
- Appointment of New Committees
 1. Maintenance Committee Volunteers – Steve List & Becky Shepherd. Unanimously approved. Steve List for an explanation of what it means to be on the maintenance committee. Taking care of the facilities, wells and any other association assets. Has a discretionary fund of \$500 per quarter to replace things like locks, cameras issues, etc.) Jim will be available to help.
 2. Roads Committee – Steve Perry, Steve List & Greg Bronowski. Unanimously approved.

NOTEAny landowner wishing to volunteer please contact the board.

- NM Fish and Game Inquiry - Allen – Tabled until Jim can speak with Allen
- Wish List – None at this time

Old Business:

- LOA Buildings Repairs & Maintenance Update – still waiting on contractor bids. Need suggestion for someone else.

Public Comment - five minutes per person: None

Next Meeting Date and Time: August 6, 2026 @ 6 p.m. MST

Adjournment: 6:33 p.m. MST

Moved to Closed Session – Legal