

Wild Horse Ranch Landowners' Association Regular Board Meeting Minutes (Draft)

Regular Board Meeting
Thursday, August 6, 2026

Meeting called to order by President Jim Feehan at 6:00 pm

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

Absent: None

Landowners & Guests attending: Wade Dixon, Charles Kircher, Mier, ddh19, iPhone (2), Steve & Margaret Conduct, Fixed, Fred & McKade Loe

Quorum: Yes

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

Approval of Meeting Minutes: Regular Board Meeting minutes from June 4, 2026 & July 9, 2026 and Annual Members Meeting minutes from July 9, 2026. A motion to approve all 3 meeting minutes was made by Greg, 2nd by Becky. Unanimously approved.

Officer's Reports:

- Secretary's Report – Becky Shepherd – Agenda and Minutes & Financial have been posted on the website. Jim wanted to add a note regarding a 911 call that was made from the subdivision. It was somehow routed to Bernalillo County Dispatch. It was transferred quickly but if you call from a landline make sure you are talking to Carton County Dispatch. A motion to approve the Secretary's report was made by Steve List, 2nd by Becky. Unanimously approved.
- Treasurer's Report – Becky Shepherd – Financials sent and posted on the website. There are two sale pending, hopefully it will close mid-August. Working on past due accounts. I started with landowners who have email addresses on file. So far only \$1700 has been collected but I have 1 promises to make payments and 2 others who say they intend to pay the balance in full. A motion to approve the Treasurer's report was made by Zina, 2nd by Steve Perry. Unanimously approved.

Committee Reports:

- Maintenance Committee – No volunteers to Chair the committee at this time. Jim commented on the new generator. Per Steve the generator has not been installed yet. The pad has been poured. Generator has not been received yet. Becky mentioned a bill in the amount of \$16,733.58 was received. Won't get paid until installed and inspected. Steve asked for any volunteers to join the committee. Both Steve and Becky have a lot on their plate and should not be stepping up for the Chairperson position. Steve recommended Zina but still no volunteers.

Regarding Facilities – Steve: Talked with 2 local contractors, Petr Ifka & Don Lincoln. Don has not come out to give us a bid yet. Petr's bid is \$78K. The pavilion needs extensive work. This bid only covers the exterior of the LOA building and bathrooms. They both need a new roof. The play area will cost \$3K. The pavilion alone is \$30K. This is a full on restoration, not a band aide, this will fix it so it last for years to come. Zina brought up a previous suggestion that was made in regards to selling it. Need more research before deciding if we can do it. Governing docs do allow us to sell assets. She may know 2 buyers who are interested. If possible it would probably need to be appraised and maybe listed. Steve Perry suggested the board do a survey of the landowners. Becky asked if a mailing should be sent out or if we wait until the next election to put it on the ballot? Greg suggested we get a realtor to give us an idea of its value. Zina believes it to be approximately 28 acres. Only a portion of the pond

(when water present) is included. Per Zina it was surveyed some years back. There is a fence in place to mark the property line. Becky to research whether the board can sell a common asset without landowner approval. If so Becky will contact a realtor to find out how to proceed. Jim asked Zina if she knew if the septic tank had been permitted. She did not believe it had been.

A motion to approve the Maintenance Committee report was made by Becky, 2nd by Steve Perry. Unanimously approved.

- Roads Committee – Steve List: We’ve been on Silver Gryphon’s calendar for the past several month. For one reason or another they have not been able to make it back out to for the subdivision. If they do not respond by next week he will be looking for a new contractor. Still scheduled to grade the roads and put in 3 culverts and ditches on Roundup. There was a small arroyo running down Bronco Lane in front of the upper mailboxes. One landowner twisted his ankle in it. Steve hired a landowner, Steve Malvitz to repair it at a cost of \$75 per hour. He spent approximately 2 hours. Will submit a bill when received. Steve noted there are some large piles rocks on the road out past the fire station. Believes the county brought them in as part of a federal infrastructure program. He asked Zina if in the past Wade have looked into using those because they have been there for years. He would like to use them to build proper roads. Zina confirmed when Wade had the contract, he had been in contact with Evette Herrell who was at the time the US repetitive for NM but she is no longer in office. The new contact is Gabe Vasquez. His office phone number is 505-208-4777. Steve asked if Wade would be willing to join the roads committee and help with this project or at least pass on info he has. Wade has not decided yet. Zina mentioned she and Wade have been using a contractor, Lester Roper, to help them put in a road. He lives out by Mangus so he’d fairly local. She says she doesn’t know his capabilities but he owns a blade. His phone # is 505-238-4040. Steve hopes to keep using Silver Gryphon but will take the phone number in case. A motion to approve the Roads Committee report was made by Becky, 2nd by Steve Perry. Unanimously approved.

New Business:

- Vacancy to be filled – Johnny Valdez had the next highest number of votes. Becky nominate him to fill the vacant board position. Jim confirmed Johnny was interested in filling the position. Johnny confirmed he was. A motion to approve Johnny Valdez to fill the vacant director position for the next year was made by Becky, 2nd by Steve Perry. Unanimously approved.
- Yearly Contract for Maintenance of Generators at Phase I and Phase 4 Wells – Jim: Verbally quoted \$600 per year to maintain both generators but that is not a formal bid. Once 2nd generator is installed he will give us a formal bid. Will be moved to old business for next meeting.

Old Business:

- LOA Buildings Repairs & Maintenance – Jim or Steve: covered under maintenance committee report
- NM Fish and Game Inquiry – Jim: It was regards to Phase VI which belongs to Catron Cibola Ranches LLC (aka York Ranch). They needed to confirm the Association was not in control of Phase VI. It was taken care of.

Public Comment: five minutes per person - None

Next Meeting Date and Time: September 10, 2026 @ 6 pm MST ***PLEASE NOTE*** Regular Board Meetings will now be held on the 2nd Thursday of the month instead of the 1st Thursday of the month.

Closed Session – With Attorney McKade Loe

Adjournment: 6:41 p.m. MST