

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

Regular Board Meeting
Thursday, September 10, 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), Johnny Valdez (D7)

Absent: None

Landowners & Guests attending: Mitch Henderson, Jesse Mann, Marci Swedo, Charles Kircher, Mier, Margaret's 15 Pro, Fred, Scott Caldwell & McKade Loe

Quorum: Yes

Approval of the Agenda: A motion was made to approve the agenda was made by Johnny, Steve List 2nd. Unanimously approved.

Approval of Meeting Minutes: Regular Board Meeting minutes from August 6, 2026. A motion to approve the minutes was made by Becky, 2nd by Andy. Unanimously approved.

Officer's Reports:

- Secretary's Report – Becky – Agenda and minutes have been posted to the website. Nothing more to report. A motion to approve the Secretary's report was made by Greg, 2nd by Steve List. Unanimously approved.
- Treasurer's Report – Becky – Financials sent and posted on the website. On August 31st I mailed 53 1st reminder letters to landowners in an effort to collect on some of the delinquent debt owed. 2027 budget is coming up. 2027 Budget coming up. Requested estimate for Repairs and Maintenance, Road Grading & Snow Removal by the October meeting. A motion to approve the Treasurer's report was made by Steve Perry, 2nd by Johnny. Unanimously approved.

Committee Reports:

- Maintenance Committee – Still in need of volunteers for this committee. Also need a chair person to head up the committee. Jim stated the only project in the works is the generator project. Price of propane tank and when it will be installed is still to be determined. Appears the project may come in under budget but not sure yet. A motion to approve the Maintenance report was made by Becky, 2nd by Johnny. Unanimously approved.
- Roads Committee – Steve List: Silver Gryphon is supposed to be here next week. They are planning to grade all the roads the first week then the 2nd week they will start working on upgrading a couple roads and will also replace some culverts. Becky requested the locations so the information can put it on the website so landowners can find an alternate route. Steve will email with the information when he has the locations. Zina asked, with monsoons scheduled to return next week why schedule a grading in September? Steve replied, since there is no way of knowing when monsoon season will end, there's no way to know what date to pick. Zina mention in the past the roads were graded in March or April after the snow and again in October after the monsoons. Jim suggested it might also have to do contractors' availability. Zina requested the discussion be recorded in the minutes. She said she had been contacted by a couple landowners regarding the condition of the county roads. She wanted to know if the board had noticed how narrower the roads have become. She noted that some of the bar ditches are at least 4 feet deep and many of the turnouts are headed uphill not allowing for proper drainage. Now that it's hunting season there are more vehicles pulling trailer on the roads. Some areas are only wide enough for one vehicle at a time. It appears some landowners have been run off the road. She questioned

if anyone from the board has talked to the county about this issue. Steve mentioned the last 2 times he called the county about the roads he found Wade had already called. She feels the FD should also be concerned about the roads. In an emergency situation it would be impossible to pass in some places. In her opinion this has been caused because the grader makes only one pass in and one pass out. It is her opinion that the county is not interested in fixing the condition of our county roads. Zina stated the only time the county manager visited, the only reason she gave was they didn't know who owned the sides of the roads. Johnny stated it didn't matter who owns the sides of the roads, there is a 50' easement. Zina wanted to ensure the discussion is recorded in the minutes so those landowners who have contacted her would know she had addressed their concerns to the board. She's not asking the board to do anything or act but suggested someone besides she or Wade make the call. Steve said he'd be happy to make the calls. Zina wanted to know if anyone from the board called to have it repaired. She noted the cable was only buried 6" in the ditch. Becky stated she has contacted WNM on several occasions to report exposed and bare lines in the bar ditches as well as shoddy communication with no results. Zina mentioned the 2 culverts the county installed have already washed out. With all the monsoon activity Jim had to unplug one of them so it would drain properly. Becky asked what she thought the board could or should do. She suggested writing a letter addressing the safety concerns, asking it be put on the agenda for the next county commissioners meeting. Since Zina is more familiar with language Becky asked if she would help draft that letter. Zina agreed! Johnny suggested sending the letter to the County Commissioner, the County Manager and CC their attorney. Because of the photos Zina sent to the board Steve was under the impression she or Wade had called the county. Zina said she only called WNM. County will need to repair the ditch so WNM can repair the line properly. Unless Zina or Wade would like to be the contact for the county Steve will contact them. Greg suggested when the contractor comes out instead of doing roads first maybe they could start with culverts first. Steve agreed! Becky asked about the large rocks talked about last meeting to shore up our culverts. Steve sent out 2 emails to state representatives but no formal answer yet. A motion to approve the Roads report was made by Becky, 2nd by Johnny. Unanimously approved.

New Business:

- Sale of Common Area – Pavilion, LOA Building and Restrooms – Jim advised the board decides to sell the property it would need to write a resolution recommending the sale, send it to landowners, hold a meeting and gain 2/3 of all members voting at that meeting to approve it. Becky confirmed finding the same information. Johnny asked if that meant 2/3 of all landowners. Jim clarified it was 2/3 of the landowners voting. If 100 people vote, it would need 67 votes to be passed. Becky stated that some landowners have been told the pavilion was not for landowner use, it was to be used for board use only. They were told there was a rental fee if they wanted to use it. Maybe if landowners knew this wasn't the case they'd have more interest in using it. Zina confirmed there was a time when the pavilion was being used for more things other than board related things. She was on a board that was working on a use policy for the pavilion where they intended to charge a \$100 refundable fee, as long as they cleaned up after. To her knowledge the policy was never put into place. Johnny thought it might be a good idea to revisit this policy. Zina had also received concerns from landowners about the use of recording equipment at the pavilion. Jim confirmed they are audio capable but it can be turned off. Video is acceptable but the audio is not. Jim solicited Zina to be the Maintenance Committee Chair. Becky confirmed only one bid for repairs has been received. She suggested asking for volunteers to do some of the minor stuff that can be done by the landowners. Steve would be happy to have volunteer participation. Zina questioned whether the quote is to totally revamp the LOA buildings so they don't need to be maintain for years to come or to repair only what needs to be repaired? Steve stated the quote was to do necessary repairs so it does not need constant maintenance every year. He listed several things that need attention, i.e. paint, rotting wood to be cleaned and capped, the bathrooms need a lot of work inside and out. Steve reminded Zina that it was she who brought the

needed repairs to the board via email as well as the website she created. Zina noted the buildings were in tip top shape in 2019 prior to COVID. She noted that nothing could be done at the pavilion in 2020 and 2021 due to COVID. Jim listed some of the repairs that have been done since she resigned in 2022; rotting trim and siding on LOA building, multiple plumbing leaks in the bathrooms as well as electrical issues.

- 2027 Budget Process – Steve Perry would like to have a process for a committee to meet each fall to come up with the budget. Suggests a contingency fund of 10-15% for each committee. To be carried over to the next meeting.
- 2027 Scheduled Assessment Increase – Greg opened discussion regarding the scheduled assessment increases. He recalled during the time when the price of grading the roads was much higher the board voted to increase the annual assessments in increments over the next 4 years. Since then Steve List, through a contact of Wade Dixon's, has found a grader who is much more reasonably priced. Based on the Balance Sheets and the amount of funds in the bank as well as the money collected from the lawsuit he questions the need to increase future assessments. He suggested maybe instead it should be discussed annually as part of the budget process. Zina agrees! She remembers a time when there was a wildfire turned loose because dues were to be increased for two years. She noted, the difference was there were specific projects. She doesn't see a need to continue to increase the assessments. Becky agrees! Jim provide some background regarding the scheduled increases. It was scheduled to increase over 4 years at \$35 per year. At the end of 4 years the assessment would increase \$5 per year in order to get us up with inflation. The increase wasn't meant to take care of any specific project only to get us even. Becky made a motion to suspend the 2027 increase in assessments, 2nd by Zina. Unanimously approved.

Old Business:

- LOA Buildings Repairs & Maintenance – See Maintenance Report above
- Yearly Contract for Maintenance of Generators at Phase I and Phase 4 Wells – Jim has yet to receive the bid but will continue to reach out to the contractor. If anyone knows of another contractor please pass it on. Becky asked if the propane tank will be a rental or purchase. Since it won't be filled on a regular basis it will be purchased.

Public Comment: five minutes per person

- Becky would like to welcome, new landowners Jesse Mann and Marci Swedo who haven't even arrived yet.
- Scott Caldwell spoke to hunters about the litter in their camp. He has photographic evidence of the litter, license plates. He advised he'd be back to make sure they picked up before leaving. He encourages landowners to do the same. Jim stated there have been issues with people hunting on the subdivision. He asked if they were actively hunting or just camping. They were doing anything wrong, only camping. They own land near him. He volunteered to put up a game camera in any areas where trash collects. He would like to volunteer to be on the roads department. He offered his services for anything needing to be done at the pavilion.
- Johnny Valdez wanted to thank Scott for volunteering. He too is willing help wherever he is needed.

Next Meeting Date and Time: October 8, 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: 7:12 p.m. MST