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

Regular Board Meeting

Thursday, October 8, 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), Zina Day McGuire (D6), Johnny Valdez (D7)

Absent: Andy Rhomberg (D5)

Landowners & Guests attending: Charles Kircher, Mier, Scott Caldwell, Fred, Wade Dixon

Quorum: Yes

Approval of the Agenda: A motion to approve the agenda with the addition of a closed session was made by Becky, 2nd by Steve List. Unanimously approved.

Approval of Meeting Minutes: Regular Board Meeting minutes from September 10, 2026. A motion to approve the minutes was made by Becky, 2nd by Johnny. Unanimously approved.

Officer's Reports:

- Secretary's Report – Becky – Agenda and minutes have been sent and posted to the website. I was contacted by a landowner asking if I could send an email to the landowner letting them know he has 2 lots for sale. Would it be a conflict of interest if I send them from my personal email? No objections as long as I send from my personal email address. Nothing more to report. A motion to approve the Secretary's report was made by Johnny, 2nd by Steve Perry. Unanimously approved.
- Treasurer's Report – Becky – Financials sent and posted on the website. Payments still coming in from past due letters which is positive. Money from Writ has been deposited and cleared. A motion to approve the Treasurer's report was made by Steve Perry, 2nd by Greg. Unanimously approved.

Committee Reports:

- Maintenance Committee – Committee still does not have a chairman. Jim noted the contractor completed running the gas lines and electrical work for the Buck well generator. All that is needed is to sign a rental contract for the tank and the propane tank to be installed. Contract not expected until after the 11th. Well code to be changed for the quarter. Will show Steve or Becky how to change the codes. Steve volunteered. A motion to approve the Maintenance report was made by Steve List, 2nd by Steve Perry. Unanimously approved.
- Roads Committee – Steve List: The grader expected next week depending on weather. He is expected to be here for 3 weeks. All roads will be graded giving special attention to roads with more issues. They also plan to replace 3 culverts. Thanks to Martin Salazar for using his skid steer to put some dirt on Tear Hill as well as a couple other spots. He also rearranged the slash pile so there is more room. Wade recently joined the roads committee. Due to his past experience he was asked to be the liaison for the county roads. Wade met with Martin Treat who is running for County Commissioner in District 1 for Catron County. Wade also reached out to Buster Green who is running for the same office. He did not respond. Wade and Mr. Treat discussed issues such as turn outs being higher than the road while others are heading uphill. They discussed the hole in the culvert at the goat tank as well as problems with other culverts. They discussed the width of the roads. In some spots they are only 10-12 feet wide, not enough for 2 cars to pass safely especially in wet conditions. They drove out past the fire department where the piles of rock are. If Mr. Treat wins he says he will contact Gabe Vasquez or Craig Cunningham, whichever one wins, to see if we can use the rock. They discussed how deep the bar ditches are in some areas. Mr. Treat said if he wins he will work on the roads. Becky asked if landowners would needed prior approval to do any kind of work. Steve responded by saying if a landowner sends him an email identifying an issue and is willing to volunteer his equipment and time, he feels they

should be compensated. Johnny inquired as to what kind of liability the association would face if there is an accident while the landowner is being paid to work for the association. Steve stated he is not soliciting the landowner, there is no contract. Johnny questioned if a landowner volunteers their time then offered payment how would that be considered volunteering? Steve said it was more of a gratis. Johnny stated if the landowner is paid, it is considered compensation. If the landowner happen to rolls the equipment will the association pay for it? Steve doesn't feel the association would not be responsible. If a volunteer was hurt while helping with repairs to the pavilion would the association be responsible? Becky stated that is why we have liability insurance. Johnny's concern is if a landowner volunteers and payment is offered it becomes contractual. If something happens the association could be responsible. Steve brought up the fact that Mr. Salazar did work on a county road which maybe he shouldn't have. Johnny mentioned since it was a county road if something happened it would be the counties responsibility. Steve suggested maybe the landowners should be advised not to touch any road on the subdivision, private or county. Wade mentioned a gravel pit on the Catron Cibola Ranches. He suggested Steve contact them to see if we could use some of it. He suggested it might help them sell more of their lots. A motion to approve the Roads report was made by Becky, 2nd by Steve Perry. Unanimously approved.

New Business:

- Childers Lawsuit – Jim Feehan – The lawsuit was dismissed with prejudice several months ago. With prejudice means he cannot bring this complaint back to the same court. A Writ of Execution was issued which means the Sherriff would be required to confiscate property from the plaintiff. It's didn't come down to that. Payment for legal fees was received in the amount of $44,478.78 per the Writ. A satisfaction of judgement has been filed. Also a stipulation of dismissal was filed. It has to do with outstanding legal fee for the plaintiffs' attorney who seems to be confused about what the judge ruled. In theory based on the court documents the association should not be responsible. However there is some dispute as to whether the association has to pay these legal fees then be reimbursed by the plaintiff. More discussion will be held in the closed session.
- Bark Beetle Kill – Zina has reached to people in the fire service community who recommend taking down as many of the dead trees as soon as possible, not only because of the bark beetles but also because of the fire danger. Due to fire hazard it is NOT recommended to burn them. Removal is the best solution. Thanks to Martin Salazar the slash pile has been rearranged so there is more room. BLM plans to set up 2 additional slash piles for temporary use but has not said when or where. They will put out a notice if it gets approved. Regarding dying trees, once the temperatures drop to 45 degrees for 2 weeks the bark beetles will start to die. Also reported about the pellet drop in Cibola and Sandoval Counties. They dropped pellet for one or two days but have stopped. She and others called to advise them of the number of already dead trees. When they sent someone out and saw the number of dead trees, they stopped the project. In years past the county had grapples and a chipper. They would bring out and have a chipper day but it is no longer available. She would like to reach out to BLM or the state to see if they have a similar program.
- 2027 Budget – Becky sent draft budgets for review for suggestions from the committees. Added cost of maintenance contract. Steve Perry suggested based on numbers from last year's budget roads should be at $43K again this year. Steve List agrees. He'd like to have the grader here 3 times a year. Not just to maintain the road but also to make repairs to the really bad areas, replace some culverts and other such repairs. He advised there is no one available to do snow removal this year. He would prefer to have only one line item for roads maintenance at $43K. When payment is issued notations showing where the money was spent, i.e. maintenance, repairs will be noted in QB. Zina suggest possibly purchasing equipment to do our roads. If the association had its own blade we wouldn't have to wait for someone to get here after the snow melted. She feels the association could rent or purchase a piece of used equipment at auction. She feels there is 1 or 2 landowners who are qualified to operate the equipment. The board would purchase the fuel and maintain the equipment. The board would need to add it to the insurance. Becky brought up needing to issue 1099's for contractor paid over $2,000. Will there be money in the budget for the pavilion. Jim mentioned the maintenance committee has a $500 per quarter discretionary fund. There still should be money left in the fund. Becky noted the bid received is for $78K. She questioned if it could be broken down over the next few years. The budget needs to be approved at the next meeting. Jim is meeting with another contractor. He'd like to talk with

him before completing the budget. Steve noted based on 398 lots at $195 it would leave about $35K for other expenses.

- Neighbors Helping Neighbors – Steve List – It came to his attention that a collection had been taken up for a landowner who was having a hard time paying their assessments. He suggested setting aside a small fund to help those in our community who need help. It could be limited to a dollar or set a number of lots per year. Once a landowner contacts the board it would be up to the board to approve it or not. It's about neighbors helping neighbors. Johnny clarified it would be added as a line item on the budget and would come out of the landowner assessments. That would be correct! Becky asked if a resolution would be needed to outline the parameters. Zina felt from past experience there would be landowners who would not be happy having a portion of their assessments spent to pay for someone else's assessment when they may be struggling to pay their own assessment. She suggest the board ask for donation to put in a fund that the board would manage might be a better way to go. Greg agreed! It should be the landowners' choice if they want to donate. It needs to be a voluntary donation. Zina would donate to the cause but would not vote to take it from the association without the landowners' permission. The idea of making it being donation based and managed by the board was more acceptable. Steve will write up some of guidelines.

Old Business:

- LOA Buildings Repairs & Maintenance – Even though Jim is no longer on the maintenance committee he spoke with the contractor who installed the generator at the buck well. He may be interested in taking on some of the work with the LOA buildings. He feels like there are some things the landowners can do to help but there are some things better left to the professionals. He will be back when the propane tanks are set. Greg thought he heard there is a roof leak in the bathrooms. Suggested getting estimates for that before it causes more damage. Zina noted that the bathrooms are made with sips panels. If it is leaking the vents may need to be caulked and may not need a new roof. Jim suggested once we get the maintenance committee going they could come up with a list to prioritize what needs to be done. Roof would be a priority. Becky suggested the new landowner might want to look at the job. She agreed to contact him. Contractor who gave the bid is so busy that wouldn't be able to get to the project until sometime next year and may not want the job but was the only one who provided a bid. Steve and Jim will meet to assess what needs to be done. Johnny would like to meet with them at the pavilion.
- Yearly Contract for Maintenance of Generators at Phase I and Phase 4 Wells – Jim received quote for $795.35 cents including parts and labor to maintain both generators yearly. The contractor stated if one should break down he has a loner generator he'll bring out. Steve List made a motion to approve the yearly contract, 2nd by Becky. Greg opposed due to his believe the generator and maintenance should have been a Fire Department expense. Unanimously approved.
- 2027 Budget Process – Removed

Public Comment: five minutes per person

- Scott Caldwell suggested allocating some of the budget to applying millings to the worst roads each year. He feels eventually there wouldn't be dirt road where people are sliding off. How would it be our fault if the association hired a road crew and something happened? Isn't that what a contract is for? Isn't that what the indemnity clause in a contact is for? If the contactor wrecks his stuff it's not the associations fault. He is against a fund that will help feed someone especially if someone else decides who gets that money. He will never turn a penny over to anyone who is so self-righteous that they think they know who to give it to.

Next Meeting Date and Time: November 12, 2026 @ 6 pm MST

Closed Session – With Attorney McKade Loe

Adjournment: 7:37 p.m. MST