Wild Horse Ranch Landowners' Association Regular Board Meeting Minutes

Regular Board Meeting

Thursday, November 12, 2026

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

Roll Call: Jim Feehan (P), Vacant (D2), Steve Perry (D3), Becky Shepherd (D4, T & S), Vacant (D6), Johnny Valdez (D7)

Absent: Greg Bronowski (D1) and Andy Rhomberg (D5)

Landowners & Guests attending: Charles Kircher, Mier, Scott Caldwell, Steve Malvitz, Marci & Jessi, iPhone (3) & .

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. 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 – Nothing to report. A motion to approve the Secretary's report was made by Johnny, 2nd by Steve. Unanimously approved.
- Treasurer's Report – Becky – Funds from past due accounts are still coming in. A couple of them are due to sales. A motion to approve the Treasurer's report was made by Steve, 2nd by Johnny. Unanimously approved.

Committee Reports:

- Maintenance Committee – Still does not have a chairman. Jim shared that even though we have a contract with them at the LOA building we still have not been able to get a contract from Pinnacle Propane. Still working on it with contractor. Johnny Valdez volunteered for the 2nd Director on the committee. He was appointed as the chairman of the committee. A motion to approve the Maintenance report was made by Becky, 2nd by Steve. Unanimously approved.
- Roads Committee – Steve: The grader has been replacing culverts. 2 are being installed on Ranchero the other is being installed on Silver Spur. Steve was appointed as the head of the committee. A motion to approve the Roads report was made by Becky, 2nd by Johnny. Unanimously approved.

New Business

- Filling Vacant Board and Committee Positions - No response Jon or Danielle McGuire. Becky suggested if the position can't be filled maybe the board should consider dropping to 5 members. To be added to the next agenda.

Old Business:

- LOA Buildings Repairs & Maintenance – Still nothing new
- Childers Lawsuit – Jim Feehan: The attorney Jesse hired still has not been paid. He expects the Association to pay. A Status Hearing has been set for December 7, 2026 @ 2 p.m. via Google meet. More discussion will be held in the closed session.
- Bark Beetle Kill – Since Zina has resigned, unless someone else wants to follow up on this item Becky made a motion to postpone it indefinitely, 2nd by Johnny. Unanimously approved.
- 2027 Budget – Becky: Draft budget sent for review and suggestions. Needs to be approved at the next meeting.
- Neighbors Helping Neighbors – Since Steve List has resigned, unless someone else wants to continue Becky made a motion to postpone it indefinitely, 2nd by Johnny. Unanimously approved.

Public Comment: five minutes per person

- Scott Caldwell was upset because of the road conditions coming into the subdivision. He stated there is a very large flooded area just past the arroyo. He did damage to his vehicle trying to get through it. He was advised the road he is talking about is a county road and is not the responsibility of the subdivision. He was advised to call the county.

Next Meeting Date and Time: December 10, 2026 @ 6 pm MST

Closed Session – To discuss further actions on Childers case.

Adjournment: 6:35 p.m. MST