

Wild Horse HOA Annual Meeting – 7/6/2026

Detailed information can be found in the meeting presentation that will be posted on the HOA website.

- I. Board Introductions
 - a. Current Board
 - b. Matthew Sojka introduced as new member for 2026
 - c. Special recognition of Nick Barsic for his time helping with the board and the pond.
- II. Neighborhood Updates
 - a. Website is the best source of information, including the blog, By Laws, and Deeds of Dedication.
 - b. Currently 173 total lots, 167 lots sold.
- III. Union Road Updates
- IV. Storm Water Retention Facility (aka the Pond)
 - a. Phil summarized steps taken to improve pond water quality.
 - b. These steps will continue going forward to maintain water quality.
 - c. Volunteers always welcome to the pond committee.
 - d. Nick- Last year's water testing showed that nitrates have been fluctuating, but are typically higher than preferred. Phosphates have been lower and bacteria levels vary based on water movement.
- V. Financial Information
 - a. Increased in spending due to community and pond maintenance.
 - b. Long term expenses are likely to go down, though we will have some increases with pond maintenance.
 - c. Question was raised about getting into a high interest checking account to help the savings increase.
 - d. Mention that a future green space may increase costs.
 - e. Dues will increase to \$300 (\$305 by Venmo) to help continue to manage funds and offset a potential dredging of pond (~\$400,000-\$500,000).
- VI. Comments from HOA Members
 - a. West side of pond is Wild Horse land (Addition 9). City Council will have discussions (Wednesday, July 8th) on Addition 7 and the green space (city installed, Skogman will build sidewalk) during their next meeting.
 - b. Fish can be taken and are edible.
 - c. More carp additions likely not needed but will be monitored.
 - d. Pond depth in middle is at recommended depth. Erosion is occurring worst on northwest end at creek entrance to pond from farmland.
 - e. Deeds of Dedication is the main focus of the HOA when it comes to property enforcement. Our first recommendation is to talk to your neighbor. If that doesn't work contact the board and we will work with the property owner.
 - f. Cedar Falls has programs for what to plant in the easements to promote natural growth and reduce erosion.