



**Wild Horse Ridge
HOA**

2026 Annual Meeting



Agenda

Board Introductions


Neighborhood Updates

Pond Update

Financials

Dues

Board Terms and Elections



Wild Horse

HOA Board Introductions- Current



- Tim Eich, President; Board Member since 2022



- Zach Ladage, Vice President; Board Member since 2023



- Joanna Ramsden-Meier, Treasurer; Board Member since 2021



- Nick Barsic, Pond Committee Rep; Board Member since 2018



- Scott Bohlmann, Secretary; Board Member since 2024



HOA Board Introductions- New FY



- Tim Eich, President; Board Member since 2022



- Zach Ladage, Vice President; Board Member since 2023



- Joanna Ramsden-Meier, Treasurer; Board Member since 2021



- Matthew Sojka, new Board Member for 2026



- Scott Bohlmann, Secretary; Board Member since 2024



Neighborhood Updates - Tim

- Website
 - www.wildhorseridgehoa.com
- Blog
 - **Register** to continue to receive updates*
 - Wild Horse Neighbors Facebook page (unofficial)
- Deeds of Dedication
 - Review Deeds prior to home / property modifications
 - Deeds for Phases 5 & 6 released. Available on website
- By Laws
 - Governance of the HOA and board
- HOA size to be ~266 single family homes plus 40 duplex lots

****Don't think this currently works***



WHR Phases - Tim

Wild Horse Ridge 7th Addition

48 Lots Total
 26 Single Family Homes
 22 Duplex Lots

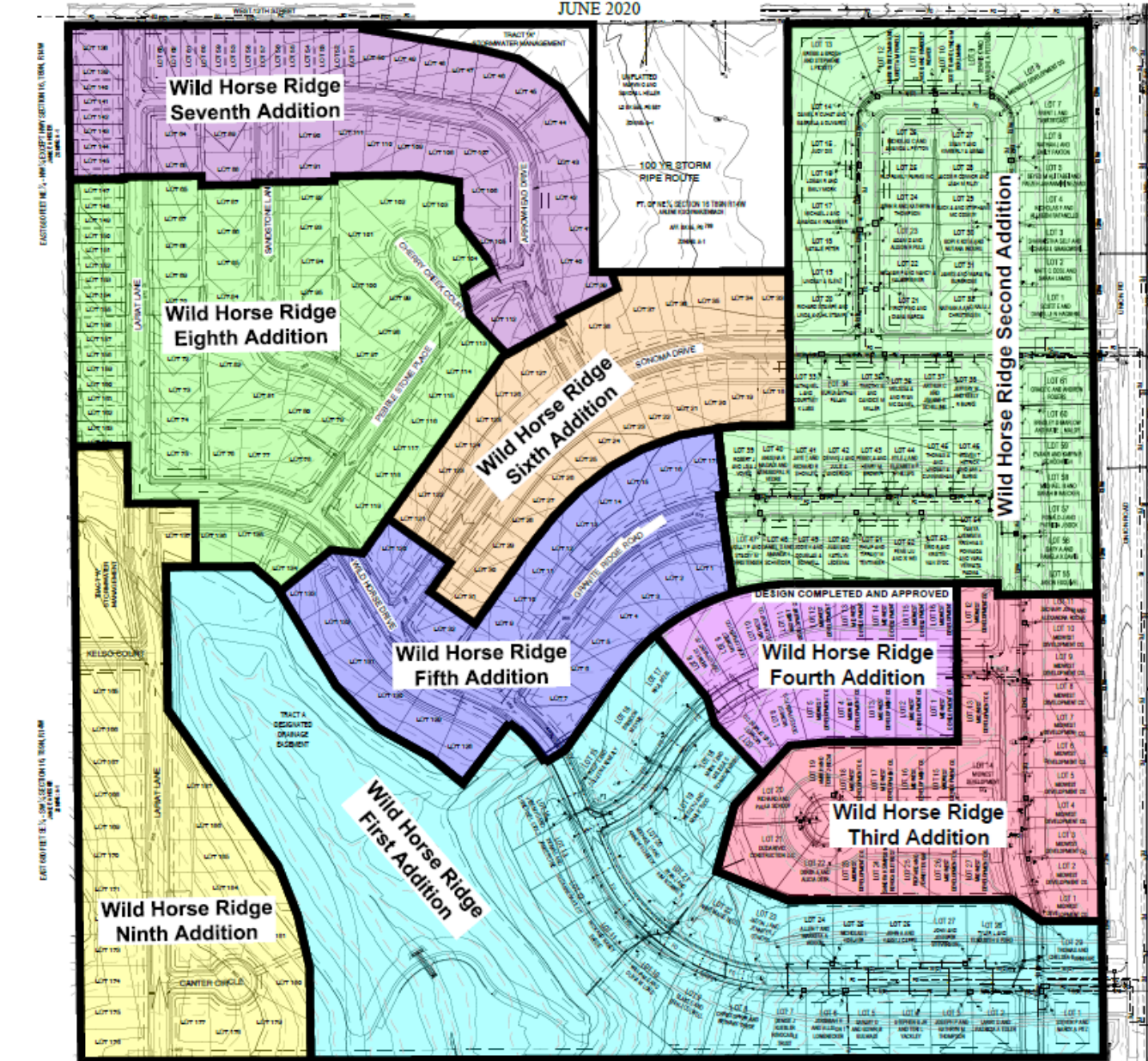
Wild Horse Ridge 8th Addition

63 Lots Total
 45 Single Family Homes
 18 Duplex Lots

Wild Horse Ridge 9th Addition

24 Lots Single Family

Total= 135 remaining lots to be developed



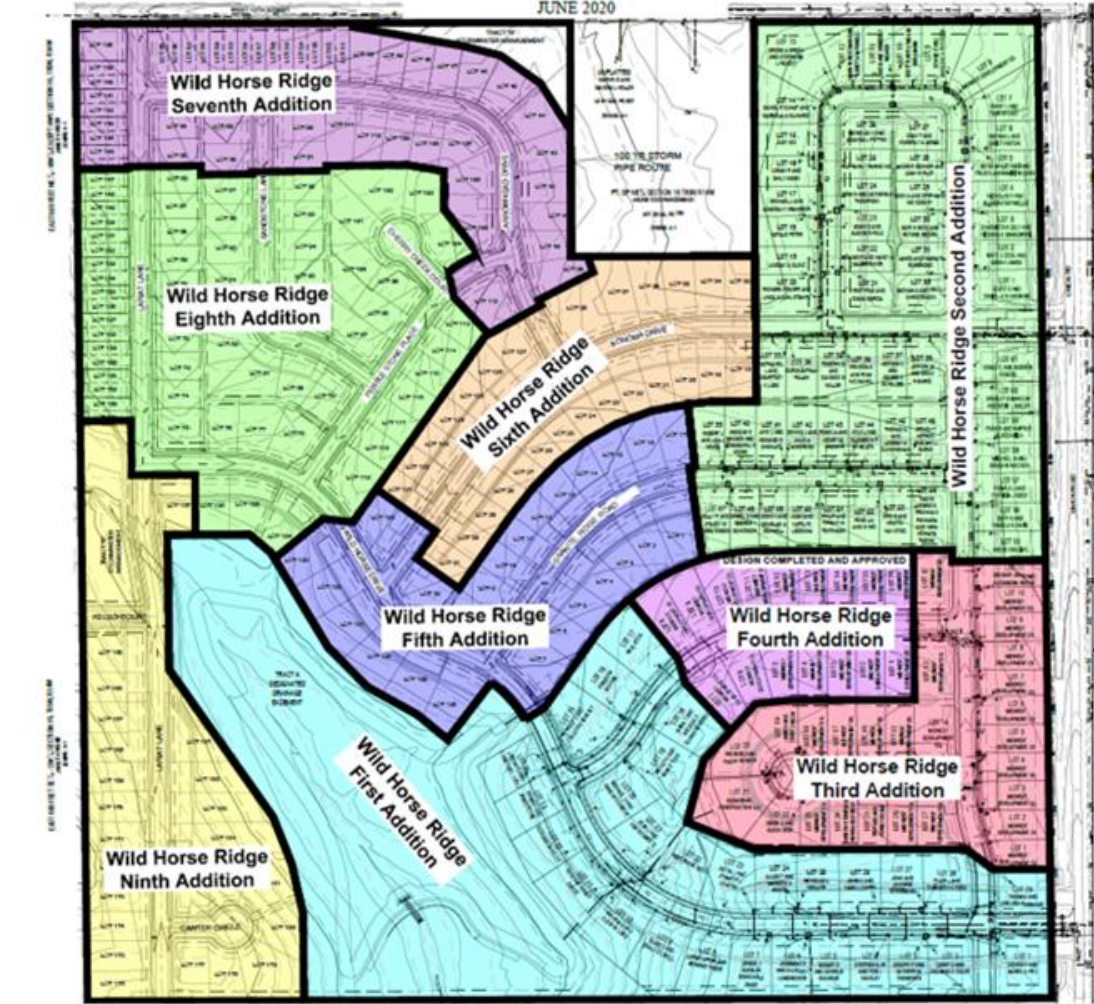
WHR Phases - Tim

Phase	Total Lots	Sold Lots
1	29	29
2	61	61
3	26	26
4	16	16
5	19	18
6	22	17
	173	167(+13)

WILD HORSE RIDGE

PHASING EXHIBIT

Cedar Falls, Iowa
JUNE 2020



Based on Black Hawk County Real Estate Mapping June 2025

Union Road Maintenance Update-Zach



- In 2025, the City of Cedar Falls notified the HOA that the ditch along Union Road was no longer providing adequate drainage and needed to be reconstructed.
- Wapsie Pines worked with the City to complete the required drainage improvements.
- Total project cost was **\$30,804.93**.
- Reminder: Per the **2nd Addition Deed**, the ditch must be maintained at a height of **6 inches or less**.
- VPM Lawn Service is now mowing the areas between the two large riprap sections.
- This has resulted in an increased mowing cost of approximately **\$300.00 monthly**.

Stormwater Retention Facility- Nick

Wild Horse Pond

Main Purpose:

- **Stormwater Facility (Pond) is part of Dry Run Creek stormwater flood control**
- **Control the flow of runoff to avoid street, home and yard flooding.**
- Stormwater Control Facility Established by Cedar Falls in 2017
- These facilities are now required for new building areas
- Older sections of Waterloo and Cedar Falls without stormwater ponds experience street, yard and basement flooding

Secondary Purpose: Limited recreation to include fishing and kayaking

Stormwater Retention Facility Vegetation Control - Phil



Pond weeds

Bjornsen Pond Management Assessed the pond last summer. They recommended that we take immediate steps over the next several years to limit filamentous algae growth and encourage decomposition of excess vegetation in the retention facility. **Failure to act might reduce the capacity and require dredging in the future.**

Steps we are taking:

Aeration system installed which increases O₂ levels in the water to facilitate decomposition of excess vegetation.

Bacteria added every 6 weeks to break down organic waste

40 grass carp introduced last fall to limit new plant growth

Pond dye being added every 4-6 weeks to limit sunlight penetration
Spray algaecide as needed to kill filamentous algae on water surface

(\$21832.91 for aeration system, chemicals, electrical service)

Stormwater Retention Facility - Phil & Nick



Yearly Maintenance includes:

1. Mowing
2. Overflow dam cleaning
3. Community dock repair
4. Water quality test 1 July, results due 10 July (**\$300/yr**)
5. Vegetation control

YEARLY COST: \$6000 CHEMICALS, \$1400 (APPROX) ELECTRICITY

- Yearly maintenance is accomplished primarily by volunteers from the community.

HOA Financials - Joanna

Annual Income Statement			
Wild Horse Ridge HOA			
25-26 Income Statement - 7/1/25 - 6/30/26			
	Balance 07/01/2025		\$ 123,317.83
	Income (Dues)		\$ 31,285.11
	Expenses		
	Property Management		\$ 35,605.51
	Pond Maintenance		\$ 22,141.91
	PO Box and postage		\$ 245.50
	Website		\$ 393.71
	Property Taxes		\$ 272.25
	Insurance		\$ 2264.17
	Lien Expenses/certified mail		\$ 0
	Lawyer Fees		\$ 0
	HOA Communication		\$ 77.04
	Misc. (reimbursements)		\$ 0
	Total Expenses		\$ 61,000.09
	Current Balance 06/30/2025		\$ 93,602.85



Property Management Expenses-Tim



CURRENT

- Lawn care- HOA lots near north and south entrances to the neighborhood.
- Snow Removal- clear around mailboxes
- Mowing Ditch Union Rd. per maintenance agreement (adds \$300/month)

NEW

- Pond Chemicals/Aeration
 - 1 Time fee \$21832,91 Chemicals, Aeration, Electrical Service
 - Yearly Fee \$ 6013.13 Chemicals
 - Yearly fee \$ 1400 Electricity
- Green Space- TBD

Dues - Tim



- Board elected to increase dues to \$300(\$305 for VENMO) for 27-28 year. This is due to the increase in yearly costs and continued need to increase our cash reserve.
- If you have not yet paid this year, late notices will be sent starting the end of July- PLEASE pay on time. Pay \$205 if using Venmo. (@WildHorseRidgeCF)

Board Terms & Election – Tim

	2025/2026	2026/27	2027/28	2028/29	2029/30
Board Member 1	Ramsden-Meier(5)	Ramsden-Meier(6)			
Board Member 2	Eich(4)	Eich(5)			
Board Member 3	Ladage(3)	Ladage(4)			
Board Member 4	Bohlmann(2)	Bohlmann(3)			
Board Member 5	Barsic(8)	Sojka(1)			



Board Terms & Election - Tim

2026 WHR Property count - 167 out of 173

- Midwest Development (Skogman) owned properties are not counted per HOA Bylaws (6 properties)
- Quorum of 84 properties required for vote

Several potential openings on the Board next year. If anyone is interested in serving on the Board, please let us know.





Questions & Open Discussion

