

# Windmill Mountain Ranches POA, Inc.

15655 E Bull Spring Dr, Kingman, AZ 86401

[www.windmillranch.org](http://www.windmillranch.org)

## MINUTES OF THE ANNUAL MEETING OF THE WINDMILL MOUNTAIN RANCHES PROPERTY OWNERS ASSOCIATION, INC.

Pursuant to Article II, Section 4, the annual meeting of the 2025 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on February 14, 2026 at the Masonic Lodge 212 N 4<sup>th</sup> St #4, Kingman, Arizona, 86401, Mohave County, AZ.

The following directors of the corporation were in attendance:

Randal Bublitz	Norman Younghusband	Steve Armour
Allen Moreau	Larry Johnson	

The following officers of the corporation were in attendance:

Randal Bublitz, President	Norman Younghusband, Vice-President
Chris Hughes, Treasurer	Donna Armour, Secretary

The following members were in attendance:

There were 37 Members and Guests present, see attached sign in sheets.

President, Randal Bublitz acted as Chairperson of the meeting and Donna Armour recorded the minutes.

The requirements for a quorum having been met, the meeting was called to order at 12:48 pm on Saturday, February 14, 2026 for the purpose of action on the following agenda items:

Old Business: Randal asked for a motion to approve the last year's minutes, A motion was made to approve last years annual meeting minutes, it was seconded and passed unanimously.

AGENDA ITEM 1: Presidents Report, Submitted by Randal Bublitz

Randal started off by apologizing for missing last years meeting. He had to race to Los Angeles to be there when his father passed away.

He expressed concern that we have had several people wrecking their cars on the ranch, driving too fast. Please drive safely and be careful on the blind curves. Please keep your speed down. Wrecks and driving fast are also not good for the road. You can see where people are sliding around corners. Take it easy on the roads.

He gave an update on the well and water tanks on the POA property. There have been some issues there. Apparently someone ran into the well casing which snapped the PVC line to the pump and the pump dropped to the bottom of the well. Brian at Mohave Well Service was able to retrieve the pump for a fee. Norman and some helpers built the array for the solar panels and it was during hooking that up that the damage to the pump was discovered. When the property was purchased the well had a good static water level but once everything was hooked up and it was tested it was found that the well recovers very slowly. The pump comes on, pumps a little bit and then shuts down. It is pumping up a hill to (2) 5000 gallon tanks.

The main purpose of those tanks is to provide water for the road crew to work on the roads. Also, the property was purchased because the POA needs dirt. Junn Badua and Dave Slater have allowed the use of their dirt but they are running out of dirt there.

It took a long time and the tanks hadn't actually filled completely, about 85% full and last week somebody went up to the tanks and turned the valve on and drained the tanks, almost 9000 gallons of water poured out. There is no way that could

have been an accident. Now the POA is working on solutions to secure the property. It was originally intended that residents could go get water if needed but now we cannot leave it open due to someone sabotaging the system. There were some residents that were already able to get water but now the POA has to lock it down to protect it.

He gave a thank you to Steve Armour for the custom program that he wrote to handle the POA's accounting. In the past, Quickbooks was the program used but it did not fit with the POA's requirements. This allowed cancelling Quickbooks and saving money monthly for the POA.

In handing off the meeting to Chris, Randal thanked Chris and Donna for all that they do including finding the new meeting hall and the wonderful caterer.

AGENDA ITEM 2: Treasurers Report, Submitted by Chris Hughes

Opening Bank Balance January 1, 2025:	\$184,423.11
Ending Bank Balance December 31, 2025:	\$145,918.74
Revenues for 2025 Assessments and Prior Year Assessments*:	\$ 90,603.11
Administrative Expenses**	\$ 18,289.36
POA Annual Meeting***	\$ 1,635.69
AZ Corp Commission	\$ 10.00
Mohave County****	\$ 6,346.29
Professional Liability Insurance	\$ 3,515.00
POA Property Maintenance	\$ 1,515.35
POA Property Tax	\$ 434.06
Road Maintenance*****	\$ 31,146.96
2 Dumpsters	<u>\$ 4,080.00</u>
Total Expenses	\$ 66,972.71
Net Income:	\$ 23,630.40
Current Bank Balance as of February 13, 2026:	\$164,618.02

\* The year prior we collected \$47,000.00

\*\* Administrative expenses include legal fees for collecting delinquent accounts.

\*\*\* Savings for this years meeting is around half of what we paid last year for a noisy room and bad food.

\*\*\*\*Paid liens and taxes for some delinquent properties to avoid losing the properties to tax lien sale. This money will be recouped through settlements that our attorney is working on right now.

\*\*\*\*\*Cody is doing a good job and the POA came in under the \$40,000.00 budget.

AGENDA ITEM 3: Secretary Report, Submitted by Donna Armour

Donna explained about the collections process to explain why the attorney's fees are so high. Right now we are in the process of collection of payment for 5 grossly delinquent accounts. The fees we are paying will be collected via judgements or through foreclosure and Sheriff's sale of properties. The problem has been that owners have died and we have been unable to contact or find next of kin. We will have results on some of these first 5 by the end of March.

There are at least 5 more that we need to take action on this year but we no longer have a POA attorney as he is retiring once he finishes with his current case load. If anyone knows of a property attorney here in Arizona please let us know.

Last year we instituted delivery of POA communications and documents via email. So far there have been 54 Owners sign up for email. We were mailing 180 packets every year. This saves the POA paper, toner, envelopes, stamps and time.

AGENDA ITEM 4: Road Report, Submitted by Norman Younghusband

Norman introduced the POA's new road grader, Kody Redman. He is purchasing the grader from the POA on a rent to own agreement. We did get some rain so we were able to grade a lot of the roads. Kody is new to road grading and is learning as he works. Norman is pleased with his work so far. The roads are in pretty good shape but will keep getting washboards just from regular use. The POA does not do two annual gradings a year like they used to do. Grading is done when the roads wash out or when someone is bringing something in and needs a specific area graded. There are still culverts that need to be worked on and that is in the works.

Randal added a point about only grading when it's necessary, he reread all the minutes from previous years and the current CC&R's and Bylaws and found nothing about grading 2 times a year. Grading only when necessary makes sense because each time you grade you remove dirt and when dirt is removed rocks are exposed. Rocks cannot be graded. The blade hits it and bounces. Bottom line is the roads need to be maintained and when there is a washout and rain is expected the next week the washout will have to wait for a break in the weather.

Randal opened up the floor to any other new business or questions.

Michael DeMack proposed that we put a vote to the members about the twice a year grading. He supports that process. He complained that his road was graded this year in January but not since April 2024. He feels it would be more fair than the current process. He complained that it isn't right that the front of the ranch gets graded more frequently.

Secondly, he was complaining about the road signs. The laser cut ones at the front of the ranch are nice then there are the wood ones further back that are deteriorating and nearly impossible to read. He wants them all to be replaced over time because they are hard to read.

Randal stated that this is the first he's heard a complaint about the road signs. Everything the POA board does is all volunteer work. If you feel strongly about a road sign you are welcome to put one up on your road. Any work that happens on the ranch for the POA is all done by volunteers and not many people are volunteering. Randal went on to say if someone needs a sign for their intersection he offered to make one and give it to them to install. He stated that he has heard in conversations with people on the ranch that a lot of people don't want anyone to know where they are, that is why they live out here. He went on to say that if you really need a sign and you can't do it let him know and he will figure something out.

Randal stated in response to the grading twice a year request, that it is not going to happen because it doesn't need to be done and it does more damage to the roads than good. Roads will be graded on an as needed basis or if there are particular needs. Michael stated that the board was not hearing him and that he felt the people should have a vote as to how the roads are maintained.

Allen Moreau responded to Michael stating that he only get's his road graded every 3.5 years and that he tells the board when his road needs to be graded. He stated that there is almost no traffic all the way back where Michael lives so either he or the rancher are destroying his road. At this point language got out of hand and the discussion deteriorated.

Randal again stated that you are welcome to come to any of the board meetings and bring up your topics and the board will discuss it and have a vote. Donna stated that you are also able to volunteer if you like. She stated that this board has been the same board for the last several years because no one volunteers.

Kathy Younghusband stated that the majority of our roads are passable and again they are dirt roads. She has been here through some torrential rains and couldn't believe how bad it wiped out the roads. So if you have a section that needs to be graded to let the board know. She stated that she has been here long enough to know that twice a year is not feasible. It works best as needed. Randal pointed out that there are 85 miles of roads on the ranch. Donna pointed out that if one of those semiannual gradings happens right before a rain storm and the storm wipes out the road, then what? Sometimes there is a delay in fixing the wash crossing because more weather is coming and it just doesn't make sense to repair it to have it washed out the next day or next week. So it is patched instead.

Michael stated that he has a 4 wheel drive and has owned property here since 2000 and he says that the roads have deteriorated since Covid.

Norman asked Levi, the rancher on Windmill Ranch how all the roads are on the other ranches he's been to in Mohave County? Levi stated that we have better roads than the ones the county maintains. He's been to many other ranches and our roads are way better. Norman stated end of discussion.

Randal thanked Jeff and Susan Tomb for a very large map of the ranch that they printed and donated to the POA. They own a printing business in Prescott Valley. T-shirts, banners and all printing needs. He introduced them to the group.

There being no further business to come before the 2025 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 1:22 pm.

The Board mistakenly failed to announce the election results at the meeting.

Election Results - Submitted by Donna Armour

Again, it was a pretty simple tally as there were only 5 members running for the board, the same 5 members as last year.

The ballots have been tallied and the results are as follows:

- 120 - Steve Armour
- 120 - Randy Bublitz
- 120 - Larry Johnson
- 120 - Allen Moreau
- 120 - Norman Younghusband

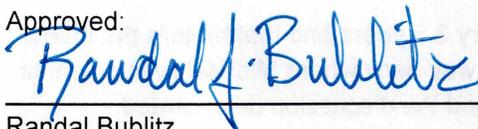
The election results will be ratified at the next POA meeting in Early March.

Minutes submitted by:

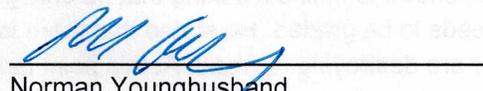


Donna Armour  
Secretary

Approved:



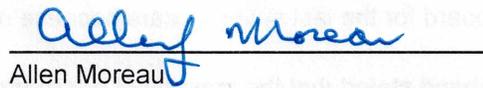
Randal Bublitz  
Director/President



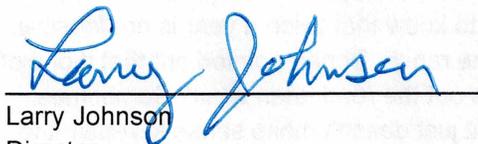
Norman Younghusband  
Director/Vice-President/Road Committee



Steve Armour  
Director/Webmaster



Allen Moreau  
Director



Larry Johnson  
Director