

Windmill Mountain Ranches POA, Inc.

15655 E Bull Spring Dr., Kingman, AZ 86401

www.windmillranch.org

MINUTES OF THE SPECIAL MEETING BOARD OF DIRECTORS WINDMILL MOUNTAIN RANCHES PROPERTY OWNERS ASSOCIATION, INC.

Pursuant to Article II, Section 4, the special meeting of the 2025 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on February 27, 2025 at the residence of Randal Bublitz, 6752 A-Frame Ct, Windmill Mountain Ranches, Mohave County, AZ.

The following directors of the corporation were in attendance:

Randal Bublitz	Steve Armour	
Norman Younghusband	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:

Lynn Bublitz, Mike Dempsey, Keith Hughes, Vince Miles, Dave Slater

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 9:06 am on Thursday, February 27, 2025 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Update on Water Tanks, Submitted by Randal Bublitz

Randy reported that they finished the plumbing for the POA Water tanks. They also put up some fencing to keep the cows away. We were too late with the fencing at the pump site. A cow must have rubbed his backside on the vent tube and snapped it. It will need to be repaired.

Norman reported that the frame needs to be welded for the solar panels for the well. He asked if Steve would like to help and he said he would. We have the panels.

AGENDA ITEM 2: Past Due Accounts, Submitted by Donna Armour

Donna reported on the list of past due accounts. She revised the ranch map to clean it up and provided everyone a copy. This map is now also available on the Website. She went over the list of past due accounts. One owner with 2 parcels who has never paid has been submitted to the lawyer for foreclosure proceedings. She updated the board and members on the current status of past due accounts. It was decided that instead of putting more properties in foreclosure at this time, Norman, Donna and Chris are going to go to the county and see about paying the property taxes on parcels that are not up to date. This way the properties can be attained and resold without the expense of the foreclosure proceedings. If someone else buys the taxes and ends up with the properties we will be out all of what is owed to the association as the county will transfer the property to the person who paid the taxes and the liens will be void at that point.

All owners that are past due will be sent a past due invoice now.

AGENDA ITEM 3: Grader Report, Submitted by Larry Johnson

Larry has decided to not purchase the grader due to the condition of the grader. To date he has invested \$1,567.00 in parts and fluids, 30.5 hours of maintenance, and graded for 11 hours. Larry requested to be reimbursed for parts and fluids. He stated that he will donate his maintenance hours and grader hours. He stated that he will continue to grade until a new purchaser/operator is found. Additionally, Norman requested reimbursement for the 40 gallons of diesel fuel that he put in the grader.

Norman stated that he had a possible replacement for Larry but he will have to confirm after he meets with him today.

Addendum to meeting See Attached. Cody Redman, who is a mobil mechanic, will be purchasing the grader and grading our roads. He confirmed that he accepts the offer and the board voted via e-mail and approved the sale.

AGENDA ITEM 4: Treasurers Report, Submitted by Chris Hughes

The current bank balance is \$184,600.00. We have processed 4 credit card payments for about \$2,000.00. Chris requested the last 4 of all our Debit cards and that we put our initials on receipts that we turn in.

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 9:51 am.

Minutes submitted by:

Donna M Armour

Donna Armour
Secretary

Approved:

Randal Bublitz
Randal Bublitz
President/Director

Norman Younghusband
Norman Younghusband
Vice President/Director/Road Committee

Steve Armour
Steve Armour
Director/Webmaster

Allen Moreau
Allen Moreau
Director

Larry Johnson
Larry Johnson
Director