

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 October 29, 2025 at the residence of Randal & Lynn Bublitz, 6752 S A Frame Court, Kingman, 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:

Keith Hughes	Vince Miles
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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 9:05 am on Wednesday, October 29, 2025 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Treasurers Report, Submitted by Chris Hughes

The current bank balance is \$160,815.06.

AGENDA ITEM 2: Annual Meeting, Submitted by Chris Hughes

Chris submitted a request to Orchids & Onions on Facebook for good meeting places. We were not happy at all with the price or service we received last year at the DamBar. The Masonic Lodge downtown on 4th Street turned out to be a very good place and the price for the room is only \$150.00. There were several options for catering and it was decided to go with one of the brothers of the Masonic lodge who just happens to be a caterer.

The meeting room is upstairs but the building has a lift that we can use to help anyone upstairs that has a problem climbing stairs. A motion was made and seconded to approve the Masonic lodge and catering for this years annual meeting.

AGENDA ITEM 3: Budget Review, Submitted by Chris Hughes

The budget from last year was reviewed and a few changes were made based on future need for legal services for collecting from delinquent owners. Once it is revised it will be sent to the board via e-mail for review and then the approved copy attached to these minutes. See Addendum A & Addendum B.

AGENDA ITEM 4: Foreclosure Update, Submitted by Donna Armour

Currently there are 5 delinquent owners that we are proceeding with foreclosure on their properties to reimburse the POA for monies owed. Following is an update from Tom Price, the Attorney for the POA.

Adv. DeMatteis

Working on service. We are attempting to locate good contact information in which to serve Mr. Bailey. If we cannot get him personally served, we will need to publish. If we have to publish, then our next step for default would not be until approximately mid to late January.

Adv. Hayden

Working on service. Litchfield Financial Corporation has been served and can be defaulted on October 18th. We are attempting to locate a process server in Kirkland, Arizona to serve Arizona Land and Ranches, Inc. Several attempts at service have been made on the Haydens and I believe Mrs. Hayden is avoiding service. I have filed a motion with the court to grant me permission to do an alternative service. I have not received that court order yet.

Adv. Bache

Defendant's son, Marc Bache, has been served. I cannot default him until mid-November. As you know, we are in the process of maybe working out a payoff with Marc Bache.

Adv. Tolea

The Summons and Complaint are with the process server. I believe they may be served already. I received an October 14th update from the process server that I should be receiving my affidavit of service soon. I'll know more once I receive that affidavit.

Adv. Yerkey

Due to the fact of how the invoices were written up, I cannot file the Complaint until after November 30th."

AGENDA ITEM 5: Annual Assessment Review, Submitted by Chris Hughes

Since the current bank balance is adequate to support the Association responsibilities.

A motion was made and seconded to approve the Annual Assessment amount remaining at \$230.00.

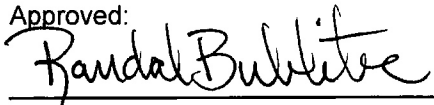
There being no further business to come before the 2025 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:49 am.

Minutes submitted by:

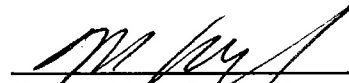
Donna M Armour

Donna Armour
Secretary

Approved:




Randal Bublitz
President/Director




Norman Younghusband
Vice President/Director/Road Committee



Steve Armour
Director/Webmaster



Allen Moreau
Director



Larry Johnson
Director

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windmillranchazpoa@gmail.com



2026 Proposed Budget

Income:		Actual As Of 11/1/25
Property Income	\$50,000.00	\$74,838.27
Other Income	\$00,000.00	\$ 112.50
Grader Payment Income	<u>\$15,000.00</u>	<u>\$ 9,264.09</u>
Total Income:	\$65,000.00	\$84,214.86
Expenses:		
Administrative Expenses	\$ 2,000.00	\$ 1,536.35
Annual Meeting	\$ 1,000.00	\$ 1,235.69
AZ Corporation Commission	\$ 10.00	\$ 10.00
Legal Expenses	\$15,000.00	\$15,000.00
Mohave County Filing Fees	\$ 5,000.00	\$ 5,800.79
POA Property Maintenance	\$ 500.00	\$ 807.52
POA Property Tax	\$ 450.00	\$ 434.06
Insurance	\$ 3,500.00	\$ 3,480.00
Road Maintenance	\$40,000.00	\$24,474.16
Trash Disposal	<u>\$ 4,080.00</u>	<u>\$ 2,720.00</u>
One Time Expenses:		
Grader Purchase		\$35,000.00
Total Expenses:	<u>\$71,540.00</u>	<u>\$87,778.57</u>
Net Income:	\$ -6,540.00	\$ -3,563.71



Addendum B

Donna Armour <donna@duneryder.com>

IMPORTANT: 2026 BOD BUDGET APPROVAL REQUIRED

7 messages

Donna Armour <donna@duneryder.com>

Thu, Nov 6, 2025 at 1:32 PM

To: Allen Moreau <bigfeet1955@icloud.com>, Chris Hughes <Chrisrhughes81@gmail.com>, Randy Bublitz <rjbublitz1@gmail.com>, Larry Johnson <hatcijohnson290@yahoo.com>, Norman Younghusband <norman1y@icloud.com>, Steve Armour <steve@sarmour.com>

Hi Gents,

Attached is the proposed budget including Year To Date as of 11/1/2025.

Please review and REPLY ALL with your vote for the 2026 Proposed Budget.

Please note that the actual is not included in what we send to the membership. This is only for your review to help with decision making.

Thanks in advance for casting your vote promptly. We will need to print this tomorrow.

Cordially,

Donna Armour
Secretary
Windmill Mountain Ranches POA
windmillranchazpoa@gmail.com
619-990-8730

 **2026 Proposed Budget BOD.pdf**
67K**Lawrence Johnson** <hatcijohnson290@yahoo.com>

Thu, Nov 6, 2025 at 1:36 PM

To: Donna Armour <donna@duneryder.com>, Allen Moreau <bigfeet1955@icloud.com>, Chris Hughes <Chrisrhughes81@gmail.com>, Randy Bublitz <rjbublitz1@gmail.com>, Norman Younghusband <norman1y@icloud.com>, Steve Armour <steve@sarmour.com>

I vote yes.

[Sent from Yahoo Mail for iPhone](#)

[Quoted text hidden]

Steve Armour <steve@sarmour.com>

Thu, Nov 6, 2025 at 2:00 PM

To: Donna Armour <donna@duneryder.com>
Cc: Allen Moreau <bigfeet1955@icloud.com>, Chris Hughes <Chrisrhughes81@gmail.com>, Randy Bublitz <rjbublitz1@gmail.com>, Larry Johnson <hatcijohnson290@yahoo.com>, Norman Younghusband <norman1y@icloud.com>

That looks OK to me.

[Quoted text hidden]

Steve Armour <steve@sarmour.com>

Thu, Nov 6, 2025 at 2:09 PM

To: Donna Armour <donna@duneryder.com>
Cc: Allen Moreau <bigfeet1955@icloud.com>, Chris Hughes <Chrisrhughes81@gmail.com>, Randy Bublitz <rjbublitz1@gmail.com>, Larry Johnson <hatcijohnson290@yahoo.com>, Norman Younghusband <norman1y@icloud.com>

Yes

On Thu, Nov 6, 2025 at 1:32 PM Donna Armour <donna@duneryder.com> wrote:

[Quoted text hidden]

Randal Bublitz <rjbublitz1@gmail.com>

Thu, Nov 6, 2025 at 3:40 PM

To: Steve Armour <steve@sarmour.com>

Cc: Donna Armour <donna@duneryder.com>, Allen Moreau <bigfeet1955@icloud.com>, Keith E & Christine R Hughes <Chrisrhughes81@gmail.com>, Larry Johnson <hatcijohnson290@yahoo.com>, Norman Younghusband <norman1y@icloud.com>

I vote yes

[Quoted text hidden]

Allen Moreau <bigfeet1955@icloud.com>

Thu, Nov 6, 2025 at 4:09 PM

To: Randal Bublitz <rjbublitz1@gmail.com>

Cc: Steve Armour <Steve@sarmour.com>, Donna Armour <donna@duneryder.com>, Keith E Christine R Hughes <Chrisrhughes81@gmail.com>, Larry Johnson <hatcijohnson290@yahoo.com>, Norman Younghusband <norman1y@icloud.com>

I vote yes

Sent from my iPad

On Nov 6, 2025, at 3:40 PM, Randal Bublitz <rjbublitz1@gmail.com> wrote:

I vote yes

[Quoted text hidden]

Norman Ypunghusband <norman1y@icloud.com>

Thu, Nov 6, 2025 at 6:42 PM

To: Donna Armour <donna@duneryder.com>

Cc: Allen Moreau <bigfeet1955@icloud.com>, Chris Hughes <Chrisrhughes81@gmail.com>, Randy Bublitz <rjbublitz1@gmail.com>, Larry Johnson <hatcijohnson290@yahoo.com>, Steve Armour <steve@sarmour.com>

Yes

Sent from my iPhone

On Nov 6, 2025, at 1:33 PM, Donna Armour <donna@duneryder.com> wrote:

[Quoted text hidden]

<2026 Proposed Budget BOD.pdf>