

# Windmill Mountain Ranches POA, Inc.

15655 E Bull Spring Dr., Kingman, AZ 86401

[www.windmillranch.org](http://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 2026 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on March 17, 2026 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, Keith Hughes, Levi Sanders

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 Tuesday, March 17, 2026 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Election of Officers, Submitted by Randal Bublitz

A Motion was made, seconded and unanimously carried to keep the officers the same as last year. The officers are Randal Bublitz, President and Norman Younghusband, Vice-President.

AGENDA ITEM 2: Appointment of Officers, Submitted by Randal Bublitz

A Motion was made, seconded and unanimously carried to Elect Donna Armour as Secretary and Chris Hughes as Treasurer for 2026

AGENDA ITEM 3: New Attorney, Submitted by Randal Bublitz's

After a recommendation from Tom Price our current attorney who is retiring, we met with Jay Bidwell to see if he would be a good fit for the POA. His rate is \$20.00 per hour higher than Price's but he has a full legal staff and is licensed in Arizona, Nevada and California. A discussion was held about who's name should be on the retainer. Randal as president. It was not certain what the name on the retainer was for so he was going to check on that and get back to the POA.

A motion was made, seconded and unanimously carried to retain Jay Bidwell as the POA's new attorney.

AGENDA ITEM 4: Delinquent Owners and Paying Tax Liens and Fees, Submitted by Donna Armour

In order to retain the POA's interest in Delinquent property owners that are also not paying their property taxes, the Board members are voting to approve payment of liens and fees for each owner separately as requested by the new attorney. The amounts paid by the POA will be added to the property invoices and recouped in subsequent legal filings. In the same vote all owners listed below will begin legal proceedings in order to collect what is owed to the POA. Delinquent property taxes, liens and fees will cause the county to foreclose and the POA to lose any monies owed. Following are a list of property Owners and the amounts owed.

Garner – owes \$2328.40 in liens and fees to Mohave County. \$3244.48 to the POA.

A motion was made, seconded and unanimously carried to pay the tax liens and start legal collection proceedings.

Sieng – owes \$1,390.57 in liens and fees to Mohave County. \$2,479.14 to the POA.

A motion was made, seconded and unanimously carried to pay the tax liens and start legal collection proceedings.

RDW, Inc – Owes \$1,062.37 in liens and fees to Mohave County. \$1,268.14 to the POA. See Treasurers note below.

A motion was made, seconded and unanimously carried to pay the tax liens and start legal collection proceedings.

Gaskill – Owes \$843.47 in liens ad fees to Mohave County. \$1,201.32 to the POA. See Treasurers note below.

A motion was made, seconded and unanimously carried to pay the tax liens and start legal collection proceedings.

Schreckler – Owes the POA \$4,759.20

A motion was made, seconded and unanimously carried to start legal collection proceedings.

Redus - Owes the POA \$2,512.14

A motion was made, seconded and unanimously carried to start legal collection proceedings.

Powell – Owes the POA \$954.80

A motion was made, seconded and unanimously carried to start legal collection proceedings.

AGENDA ITEM 5: Time Delinquent before Legal Collection Process Begins, Submitted by Norman Younghusband

Norman proposed that accounts delinquent 3 years are submitted to the attorney for the collection process to begin.

A motion was made, seconded and unanimously carried to start legal collection proceedings at 3 years.

AGENDA ITEM 6: Assessment Due Date, Submitted by Donna Armour

This year there are many more owners who have not paid their assessment by the February 28<sup>th</sup> due date. Invoices were mailed in early November this year. Maybe invoices were lost or forgotten about in that time. I propose going back to mailing and emailing Assessment invoices early December and changing the due date to the date of the Annual meeting which is always mid-February.

A motion was made, seconded and unanimously carried to mail assessments in early December and change the invoice due date to the date of the annual meeting – mid-February.

AGENDA ITEM 7: Lien Release Fee – Submitted by Steve Armour

When an owner who was past due pays amounts owed and we need to file a lien release fee we end up sending an additional invoice to collect for the lien release fee. A proposal was made to charge the lien release fee when the first lien is filed. All subsequent liens, once paid will be released by the one release fee.

A motion was made, seconded and unanimously carried to charge the lien release fee at the time the first lien is filed.

AGENDA ITEM 8: Treasurers Report, Submitted by Chris Hughes

The current bank balance is \$165,510.03.

RDW, Inc. and Gaskill have been offered the option of a payment plan that would bring them current before the 2027 assessment is due. They both have 30 days in order to comply with their first payment. If payment is not received or if any are missed legal proceedings will begin.

Tom Price has been working to complete collection on the 5 properties that we gave him back in July. Bache, DeMatteis, Hayden, Tolea and Yerkey. In the last 2 days we have sent him \$7,692.00 because we have depleted all of our credits with him and he has requested a \$500.00 retainer on each account plus payment for the work he did that our last retainers did not cover.

AGENDA ITEM 9: Adriance Fence Issue, Submitted by Randal Bublitz

There was a complaint filed by the rancher that his fire damaged fences are causing him issues with his cows. A letter was sent by certified mail with deadlines for the work to be completed. The deadlines have past. He said he had his truck loaded and ready to come do the work and his truck burnt up. He sent pictures to prove it. He has since stated that he will be out this week possible Thursday 3/19/2026 to Saturday 3/21/26. In case he doesn't show the POA will need to get this problem taken care of and bill him. The attorney suggested that we get 2 estimates from a licensed contractor if we are to have the work done. Randal has requested that we start that process just in case. Following this there was a lengthy discussion about whether the existing fence is in violation of the CC&R's. It was decided that the fence along Badger Drive is ok and since he is not working on the fence that borders Rabbit way that no changes will be required.

A motion was made, seconded and unanimously carried to attain estimates to have the work done in case Adriance doesn't show up by 10/19/2026.


There being no further business to come before the 2026 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:19 am.

Minutes submitted by:

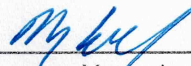
Donna M Armour

Donna Armour  
Secretary

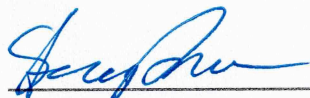
Approved:



Randal Bublitz  
President/Director



Norman Younghusband  
Vice President/Director/Road Committee



Steve Armour  
Director/Webmaster



Allen Moreau  
Director



Larry Johnson  
Director