

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 2026 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on May 19, 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	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

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 9:08 am on Tuesday, May 19, 2026 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Disposition for newly acquired POA properties, Submitted by Randal Bublitz

Parcel 181 needs to be cleaned up before it can be sold. It has an old trailer on it. Norman suggested that the POA hire Ed Dillon Jr. to clean it up. He has been working on cleaning up properties for various owners and has proven to be a good worker. Once Ed is done Norman will take a blade out and clean up the pad and the road.

A Motion was made, seconded and unanimously carried to hire Ed to clean up the POA properties.

Parcel 83 Norman will go check it out and see if it can be sold as is or if putting a pad on it would make it worth more money.

Once the properties are cleaned up Norman suggested we hire Mandy Custer from Remax Properties to sell the properties. She has sold other properties for Norman and done it very quickly. Her commission is 10%. Norman would like to ask her to come out and see the properties and suggest a selling price.

A Motion was made, seconded and unanimously carried to ask Mandy to view the properties and hire her if she is willing to sell them for the POA.

AGENDA ITEM 2: POA Website Hosting Expense, Submitted by Donna Armour

Donna presented a bill to the POA for Website hosting which the Armour's paid the renewal on. It is a tri-annual bill. The amount for 3 years is \$142.20. A Motion was made, seconded and unanimously carried to reimburse the Armour's for paying the POA Website Hosting expense.

AGENDA ITEM 3: POA Well Needs, Submitted by Norman Younghusband

Norman notified the board that work needs to be done at the POA well. Fencing needs to be installed in order to protect the equipment from the cows. He is also going to put some big rocks near the equipment. He talked about installing conduit and switches and a timer so the pump won't kick on and off constantly. Before a timer can be installed the static water level needs to be determined along with the recharge rate. Steve volunteered to see if he could find the info online and send Norman the report from when the well was drilled but that would be old information at best. It was suggested to use a string with a weight on it but it would be difficult to do with the pump installed. A work party will be scheduled soon.

AGENDA ITEM 4: Treasurers Report, Submitted by Chris Hughes

Chris reported that the POA will need to pay 33% income tax on the proceeds of the property sales because we are a 501-C3 Non Profit. This will happen after the POA has been reimbursed for lost income, lawyers charges and any expenses like real estate agent commission and property prep costs.

Current Balance is \$177,397.35.

AGENDA ITEM5: Update On POA Lawsuits, Submitted by Donna Armour's

For 2026 there are 4 properties that have been submitted to Jay Bidwell for collections (Garner Donovan, 2 properties, Ben & Stella Redus, 1 property, Vouchmeng Sieng, 1 property and Maddie Gaskill, 1 property). The Sheriff's Sale for the Hayden Property will be on Friday May 2. The POA received a default judgement for the Yerkey properties. The Sheriff's sale for these properties will be July 10th.

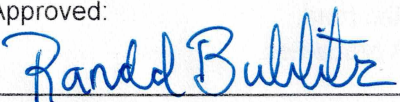
There being no further business to come before the 2026 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:40 am.

Minutes submitted by:

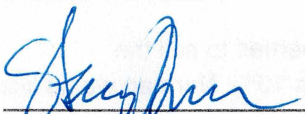
Donna M Armour

Donna Armour
Secretary

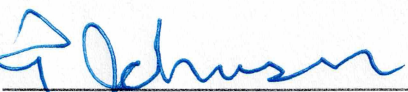
Approved:



Randal Bulbitz
President/Director



Steve Armour
Director/Webmaster



Larry Johnson
Director



Norman Younghusband
Vice President/Director/Road Committee

Not Present

Allen Moreau
Director