

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 July 11, 2025 at the residence of Steve & Donna Armour, 6085 S Mountain Lion Rd., 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	Dave Slater
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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 9:04 am on Friday, July, 11 2025 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Report from Attorney Meeting, Submitted by Randal Bublitz

Randy received an e-mail from the POA Attorney Tom Price on June 24, 2025. He was asking about an owner that we had wanted to foreclosure on. We had dropped off the appropriate paperwork to begin the Yerkey Foreclosure on February 13, 2025.

He requested a meeting with us to discuss our intentions. He could meet with us that afternoon or not until July 14th or after. So we met with him that day. He retired June 30th but since he had not taken care of our case he offered to do that and another one (DeMatteis) that we had discussed during our last meeting. He also offered to do any others that were pressing if we got them to him right away.

He informed us that we might have to go to Phoenix to find a new attorney for the POA. He has one lead for us, a woman who has been an attorney for 5 years. If she is interested he has offered to mentor her. In any case we will be required to find a new attorney.

AGENDA ITEM 2: Update on Collections, Submitted by Donna Armour

Donna provide evidence that since February 2025 the POA has collected from 19 Past due Owners. This was accomplished by repeated invoicing and letters advising of the possibility of foreclosure. Consistently following up. Chris and Donna are working on the remaining delinquent accounts.

Donna also provided an overview of the 5 accounts that are turned over to the attorney for foreclosure proceedings as well as 5 more that will be needed next year.

AGENDA ITEM 3: POA Action Items, Submitted by Donna Armour

Over the course of the last year we have reviewed all duties required by the officers and board and put together an Action Items list. This list is the what and when of what the board needs to accomplish. All Items were reviewed and a copy of the document is attached to these minutes.

A Motion we made to approve the POA Action Items list. The motion was seconded and passed unanimously

AGENDA ITEM 4: Update on New POA Management Website, Submitted by Steve & Donna Armour

The new website is up and running and a preview was given to the board members. At the current time only Steve (Webmaster), Chris Hughes, Treasurer and Donna Armour, Secretary can make changes to the site during day to day operations. View access will be given to Norman and Randy and the other board members but Steve has to make a few programming updates before that is available. Once available he will provide an e-mail to the board members with a link and instructions for logging into the site.

AGENDA ITEM 5: Treasurers Report, Submitted by Chris Hughes

The current bank balance is:	\$185,147.30
Payments Still Out:	<u>\$ -17,100.00</u>
New Balance will be:	\$168,047.30

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 10:02 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