

**WINDMILL RANCH POA ANNUAL  
BUSINESS MEETING  
February 15, 2020**

Meeting came to order at 1:30pm. In attendance were Steve Amour, Junn Badua, Keith Hughes, David Spethman, and Norman Younghusband.

Last years minutes were approved and seconded by Dave. All approved unanimously.

Thanks to Lynn and Randy for hosting the business meeting. Saved about \$500 from having the meeting at the Dambar. About 50 people in attendance.

Regina Meese, will not be secretary this year

Donna Amour, will be taking over the secretary position .

Diane Ferguson, will continue to be our treasurer.

All corporate documents are up to date

TREASURE'S REPORT: BALANCE SHEET AS OF Dec 31<sup>st</sup> 2019

**Current assets**

Checking/Savings National Bank of Arizona	<b>125,282.51</b>
Total Checking/Savings	125,282.51

<b>Accounts Receivable</b>	<b>-1,078.01</b>
Assessment Rec	-1,078.01

**Other Current Assets**

Fuel Advance	6,742.02
Undeposited Funds	460.00
<b>Total other Current Assets</b>	<b>7,202.20</b>

TOTAL CURRENT ASSETS	131,406.70
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**LIABILITIES & EQUITY**

Liabilities

    Current Liabilities

Other Current Liabilities	
Mailbox fund	-326.44
<b>TOTAL LIABILITIES</b>	<b>-326.44</b>
Equity	
Retained Earnings	116,482.89
Net Income	15,250.25
Total Equity	131,733.14
<b>TOTAL LIABILITIES&amp;EQUITY</b>	<b>131,406.70</b>

#### PROPOSED 2020 BUDGET

##### INCOME:

Assessments: \$50,000

**TOTAL INCOME: \$50,000**

##### Expenses:

Annual Meeting	\$ 200.00
AZ Corp Commission	\$ 10.00
Copy Expenses	\$ 300.00
Filing Fees	\$ 600.00
Insurance	\$ 2,055.00
Misc. Expenses	\$ 200.00
Postage	\$ 200.00
*Legal	\$ 10,000.00
**Road Improvements	\$ 20,000.00
Road Maintenance	\$ 40,000.00
Supplies	\$ 200.00
***Trash	\$ 3,144.00
Website/Computer	\$ 300.00

**TOTAL EXPENSES:**

**\$ 77,209.00**

**\*Legal-** Legal expenses increased to cover the initial expense of the foreclosure fees in an effort to recoup those expenses plus past due assessment fees. Process of foreclosure about \$3500 per foreclosure and are looking at 3 foreclosures right now. The \$\$ will come back to us as a matter of time when land is sold.

**\*\*Road Improvements-** a onetime annual expense to install culverts and decrease road maintenance expenses in the long term.

**\*\*\*Trash-** an increase of \$92.00 per month to include an additional 3 yard bin to meet the demand for garbage collection and keep Windmill Ranch clean.

**ROAD REPORT-** in the last 3 months all the roads have been bladed. Culverts were placed on Hawk, and Black Jack Road. The corner on Black Jack road was realigned and smoothed out. Work is currently being done on Round Turn Rd, to allow the blade to get back there. A culvert is to be installed on Round Turn Rd.

In the near future major work to be

done on Bull Spring Rd, to fix the bad spots and install culverts on Bull Spring Dr. This may cause some delays, there will be a blade standing nearby to smooth road for cars to pass. It will be near Round Turn Rd up to about the tree line. A mile or two in that area.

There are a few roads that will not be maintained anymore, South end of Property, the wash has taken over the road, Netty's Place, on state land and cannot move the road out of the wash. De annex paperwork is at the lawyers now and in the process of checking the legality of de annexation, and letters written within the next month.

**ELECTION VALADATION:**

152 Norman Younghusband

152 Keith Hughes

148 Steve Armour

148 Randy Bublitz

148 Brian Tankesley

Two new officers are Randy and Brian. David and Junn are retiring, as active board members.

**NEW BUSINESS:** 10 LIENS to be put into place, and 3 foreclosures in place this year. Liens will be in place for foreclosures next year. Liens can only go back 3 years. Legal fees may go up but that will be coming back after property is sold. March 1<sup>st</sup> file date for liens for this year.

**MAIL BOXES** -another cluster of boxes will be installed within the next month. A onetime fee of \$120 to purchase your box. That is your box to keep and do what you want with it.

**TRASH- problems with trash**, tires, car parts, seats, toilets, chairs, uses up the entire dumpster and nowhere to put trash. If we get caught with tires in the dumpster, they will charge us per tire, tires aren't supposed to go into the dumpster. Boxes need to be broken down so there is more room for trash. No stuff on the side just toss in the dumpster. Think of others, and keep the lids closed.

**WEB SITE-** Junn. stale and no current info. CCR's not downloading properly. It's your browser that will not open it properly. Steve Armour will be taking over the web page, as that is what he did before he came to live on the property, he designed and maintained web sites. You will be able to ask questions right on the web site after it is set up.

Larry Dobbins- Mentioned having a gate to keep out people from the property. We pay for the people to come out here and tear up the roads. If the county doesn't pay for the maintenance, the roads can be closed off. He doesn't want others out here, a matter of time before someone will get hurt.

Norman- a ranch road is for everyone, everyone has a right to ride on the roads. Property owners pay for the roads to be graded, ranch roads are for all to be on the roads. As a POA member at the front of the ranch, many people come and go out here all the time, a gate will not work.

Meeting concluded 2:04PM