

Windmill Mountain Ranches POA, Inc.

South A-Frame Court, Kingman, AZ 86401

www.windmillranch.org



SPECIAL BOARD MEETING, MARCH 7, 2020 WINDMILL MOUNTAIN RANCHES PROPERTY OWNERS ASSOCIATION, INC

The Special Board Meeting of Windmill Mountain Ranches Property Owners Association, Inc. was held on Saturday, March 7, 2020 at the residence of Norman Younghusband on Windmill Ranch, Mohave County, AZ.

The following directors of the corporation were in attendance.

Norman Younghusband
Randy Bublitz
Steve Armour
Keith Hughes
Brian Tankesley

The following officers were in attendance.

Keith Hughes – President
Diane Ferguson – Treasurer
Donna Armour – Secretary

The following property owners were in attendance.

Junn Badua
Ralph O'Donnell
Larry Dobbins
Al Moreau
Robin Tankesley

Director, Norman Younghusband, acted as Chairperson of the meeting and Secretary, Donna Armour recorded the minutes.

The requirements for a quorum having been met, the meeting was called to order at 9:05 am on March 7, 2020.

New Business

- **Credit Cards:** It was decided that no new credit cards would be issued. Norman and Diane will make necessary purchases or give the card to whoever needs to make a purchase. Renewing the Go Daddy account for the website hosting was brought up as it is on the credit card but it is not due to renew anytime soon. Diane to provide details and Junn and Steve will get together to discuss the swap.
- **Agenda Item 2 Property Liens and Assessments:** (See attachment number 1) Diane reported that 2 residents have paid since the lien was filed. A couple of properties have been auctioned off and the new owners are waiting for the 3 year time frame to pass before they can claim ownership. One person filed a lawsuit to have the lien released. Another owner quick claim deed filed their 2 parcels to their son to avoid the lien process. Norman stated he was able to collect a couple of large past due accounts by notifying some residents of the letter they would be receiving from the lawyer. The lawyer is currently working on the 3 accounts that de-annexed. Liens will be issued again this year and next year will be filed after there are 3 years of liens.
- **Agenda Item 3 Road Repair and Maintenance:** Starting on Bull Spring currently working all the way back to Black Jack. Keith posed a question about the rock in the middle of the road painted orange. Norman indicated that they would be removing the rock. Started on Round Turn in order to accommodate the drilling rig. Need to add 3 culverts on Round Turn. Checked with Larry about the hairpin turns out by his place but Larry says he has that under control. Norman to meet with Larry to check out another area that may need some work. If you need to pass through a spot that is being worked on it should only take a couple of minutes to make the road so you can pass.

- **Agenda Item 4 De-annexation:** Norman reported the lawyer is writing up a letter to send to the 6 affected residents on Netty's Place and the lower southwest portion. This is due to no roads to this area. There is another meeting with the lawyer in two weeks to review the letter. Keith to attend with Norman. Of the properties that are being de-annexed, there is one owner that hasn't paid since 2015 and another who is trying to sell the property that also is in arrears. The prospective buyer is trying to get info on the liens. It was discussed that these 2 will probably not pay. If these two are forgiven the debt then the question was raised about the others possibly wanting a refund. This year's dues will need to be refunded. This will be tabled and the questions will be posed to the lawyer.
- **Agenda Item 5 Insurance Coverage:** The Lawyer thinks that the association would be responsible if anything happened on the roads. Diane stated that the policy does not cover that. It is only Board of Directors Insurance. Norman stated that since the association doesn't own any property that the Board of Directors insurance should cover issues from the roads. Keith and Norman will follow up with the lawyer at the next meeting.
- **Agenda Item 6 Ranch Sign Lighting:** The lighting needs to be fixed. Newer better solutions may be available. Junn and Keith to fix the lighting.
- **Agenda Item 7 Response to Ranch Gate:** Keith reported an update to the issue. The right of way that we purchased from the State of Arizona states: "The Grantee shall not exclude from use of the State of Arizona, its lessees or grantees, or the general public, the right of ingress or egress over the roadways." This talking specifically about every other square mile that is owned by the state. Larry countered with parts of a conversation that he had with the superintendent and state trespass: "they won't like it but there is nothing that they can do". He gave an example of Queens Creek, just south of Phoenix. He further brought up that we don't pay taxes for our roads and the county does not control our roads. Norman stated that the association tried to get money to help maintain state roads. It hasn't happened yet but if we do get that money there is no way that access can be blocked. It still holds true that there is no way to block all entrances. There is still the concern for safety with hunters trespassing and hunting on private property that is not occupied, fenced or posted. Signs can be posted on private property but have to be every 100-250 feet. Hunters, even when they are caught can say they didn't see the sign. They must be verbally notified. There is no recourse for residents and friends for residents hunting. Hunters do have to sign in and if they don't they can have their license pulled. Keith stated he would check with the lawyer to find out our rights and will report back. Keith made a motion to table the issue until after meeting with the lawyer. Norman seconded the motion. The motion passed unanimously
- **Agenda Item 8 Shrubbery overgrowing the Roads:** Keith put together a proposal (See attachment number 2). Ralph requested the shrubbery be trimmed a little higher and further back to protect the grader and provide material to repair the road. Norman made a motion to approve the proposal and Steve seconded the motion. The motion passed unanimously.
- **Agenda Item 9 Treasurers Report:** Current bank balance \$149,448.37. Diane is working to track down residents whose invoices were returned as undeliverable.

There being no further New Business, a motion to adjourn was made and seconded. The motion passed unanimously. The meeting was adjourned at 10:00 am.

Minutes submitted by:

Donna Armour
Secretary

Approved:

Keith Hughes
Director/President

Randy Bublitz
Director

Brian Tankesley
Director

Norman Younghusband
Director/Road Committee

Steve Armour
Director/Website Maintenance/
Road Committee