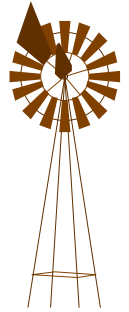


Windmill Mountain Ranches POA, Inc.

South A-Frame Court, 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 2020 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on June 13, 2020 at the Armour residence, 6084 S. Mountain Lion Rd, Windmill Mountain Ranches, Mohave County, AZ.

The following directors of the corporation were in attendance:

Keith Hughes
Steve Armour
Randal Bublitz

The following officers of the corporation were in attendance:

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

The following members were in attendance:

Larry Dobbins
Al Moreau

President, Keith Hughes, 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 9:03 am on Saturday June 13, 2020 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Review the minutes of the March 7, 2020 Board of Directors and Election of Officers meetings Submitted by Donna Armour.

The minutes of the March 7, 2020 Board of Directors and Election of Officers meetings were reviewed. There being no additions or corrections a motion was made to accept the Minutes as written and post them on the Windmill Mountain Ranches website. The motion was seconded and passed unanimously.

AGENDA ITEM 2: Annual Report, Submitted by Keith Hughes

The required annual report to the Arizona Corporation Commission was submitted online by Keith Hughes. The cost was \$10.00 and the receipt was submitted to the treasurer and report documents were submitted to the secretary.

AGENDA ITEM 3: Light Replacement on Windmill Ranch Entry Archway, Submitted by Keith Hughes

The lights have been replaced on the Windmill Ranch Entry Archway with new solar powered lights eliminating the need for replacing the old battery. The receipt for the lights was submitted to the treasurer.

AGENDA ITEM 4: No Trespassing issues and hunters shooting too close to property follow-up, Submitted by Keith Hughes.

Keith Hughes made calls to Fish & Game and the Sheriff's Department for clarification and created a pamphlet that will be added to the website. Solutions for persons shooting too close to your property. You can call the Sheriff and notify them that someone is shooting too close to your house or you can call Fish & Game. Either agency will come out and reply, however Fish & Game sounded more interested in hearing about those issues as they can revoke hunting licenses for those types of offences. For trespass issues, first your property has to be fenced and properly marked with signs or you have to physically tell them you are trespassing and have to leave. If your property is not fenced it is easy for the trespasser to deny seeing your signs and it would be hard to enforce. A question was asked about posting at the front entrance and both entities said that is not feasible because you cannot block public land. It was suggested that signs be placed at areas of the roads where you would be entering or leaving Windmill Ranch. It would be useful in understanding why some roads are not maintained due to them being off the ranch. It was brought up that if you are out and about and you see someone trespassing on property that you do not own you do not have the right to ask them to leave. That is unless you have a written agreement from the property owner. What you can do is tell them to stay put and that you will be notifying the owner to call the Sheriff or Fish & Game.

AGENDA ITEM 5: Treasurers Report. Submitted by Diane Ferguson

The bank balance is approximately \$152,000.00. 2020 liens have been filed against 24 owners of 30 parcels. See attachment A. Liens were only filed for those that owe for 3 or more years assessments. There are 21 additional owners that are past due from 1-2 years. Past due statements will be sent to those owners. A discussion was held regarding a previously approved Action Memo to add fees to reimburse the corporation for filing the lien, release of lien once paid, penalties and interest charges plus mileage at the federal rate of \$0.57.5 cents per mile. It was decided the item would be tabled until a later time.

AGENDA ITEM 6: Vice President required for Corporation, Submitted by Keith Hughes

The Bylaws require that the corporation have a Vice President. This is in case the President fails to act on some issue or cannot act on some issue then someone has to step in and take action. Norman Younghusband has volunteered for this position. A motion was made to appoint Norman Younghusband as Vice President. The motion was seconded and passed unanimously.

AGENDA ITEM 7: Website Update, Submitted by Steve Armour

The new website is ready to be posted. A computer was set up with the new site for all to view. It is a basic website that can be made more elaborate if the POA is interested. However if it is made more elaborate it would require a person with experience to maintain it should something happened to Steve. It was decided to keep it simple. Steve requested to change the hosting service moving forward to X10 Hosting. It is a more reliable company and less expensive. Go Daddy Hosting is \$150 per year where X10 Hosting is \$142.00 for 3 years and this cost will be shared with Steve as he uses it personally as well. . A motion was made to switch hosting companies from Go Daddy to X10 Hosting. The motion was seconded and passed unanimously. This change will be made within the next week or so and the users will still visit the site using the URL www.windmillranch.org. It was requested that all items needing posting items to come from the President or Vice President. It was decided that all Directors and Officers be able to email items to be posted but that the President should be cced on the e-mail. Please include Web Update in the subject line.

AGENDA ITEM 8: Roads Report, Submitted by Keith Hughes

Road trimmings have begun. Granny Court is done. Ralph is going to make mulch from the trimmings. The progress covers about 3 miles of roads. Volunteers are welcome. Tyler is being paid by the POA to assist. Other roadwork is dependent on rain so it can continue.

AGENDA ITEM 9: Current Bylaws, Submitted by Keith Hughes

A board meeting will be scheduled to update bylaws. None of the current copies have dates or are signed. Larry Dobbins reported he has a signed copy of the last revision from 2005. A copy was requested so that it can be used for the next update.

AGENDA ITEM 10: New Property Owner Notification, Submitted by Donna Armour

The Treasurer will supply the Secretary with the notification when a property is potentially sold. From that time the secretary has 10 days to provide the information. The previous board was sending the notification via email and referencing the website to view the documents required. A comparison was done to the e-mail and the updated state requirements for notification. The Articles of Incorporation and the Bylaws need to be added to the website. The President was going to review the state requirements in regards to the current e-mail that is being sent. A statement needs to be added to the email stating, "I hereby acknowledge that the declaration, bylaws and rules of the association constitute a contract between the association and me (the purchaser). By signing this statement, I acknowledge that I have read and understand the association's contract with me (the purchaser). I also understand that as a matter of Arizona law, if I fail to pay my association assessments, the association may foreclose on my property." This must include a signature line and must be returned to the association within 14 days. It was questioned if an e-mail reply would be sufficient. This item was tabled until the President has a chance to review the law and the current email format.

AGENDA ITEM 11: Payment and Reimbursement for work done on the ranch, Submitted by Keith Hughes

The President was inquiring about reimbursement for gas for using his personal vehicle to assist with the brush removal. The Secretary quoted the Bylaws which state: "Directors and Officers of the Association may be reimbursed for any reasonable actual expenses incurred on behalf of the Association in connection with their duties as Officers and Directors. The president will record his mileage and submit for reimbursement.

AGENDA ITEM 12: De-Annexation of Properties, Submitted by Keith Hughes

The President met with the lawyer and reported the findings. There are 6 parcels that do not have a road to them. The Board had proposed de-annexing those parcels due to it being unsafe and too costly to maintain the road. A lengthy discussion ensued and it was decided to table the issue until all board members are present.

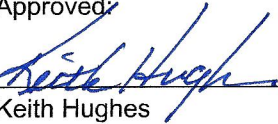
There being no further business to come before the 2020 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:48 am.

Minutes submitted by:




Donna Armour
Secretary


Approved:




Keith Hughes
Director/President



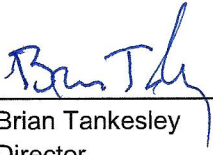
Norman Younghusband
Director/ Vice President / Road Maintenance



Steve Armour
Director / Web Administration



Randal Bublitz
Director



Brian Tankesley
Director

Lien List

2020 - Year Filed

<u>OWNER</u>	<u>PAR</u>	<u>SEC</u>	<u>CLAIM</u>	<u>FILED</u>	<u>NOTES</u>
Adriance	19	16	2,070.67	5/2020	
Bertram	197	15	1,060.58	5/2020	
Bertram	191	15	1,060.58	5/2020	
Burlow	49	28	5,027.29	5/2020	
Christenson	107	7	483.00	5/2020	
Clymer	10	29	4,679.43	5/2020	
Diehl	26	27	760.00	5/2020	
French	6B	9	1,803.93	5/2020	
French	6A	9	1,963.54	5/2020	
Guthrie	158	11	1,060.58	5/2020	
Hawkins	143	9	5,498.76	5/2020	
Hayden	89	1	4,103.50	5/2020	
Hwy 93 Prop.	1	4	1,801.20	5/2020	
Hwy 93 Prop.	2	4	1,801.20	5/2020	
Johnson	88	1	4,546.81	5/2020	
Kunde	112	5	9,092.67	5/2020	
Lupe	25	27	1,363.73	5/2020	
Mrad	91	13	760.32	5/2020	
Neumann	139	9	483.00	5/2020	Quit Claim Deed Filed by owner to son
Neumann	149	9	483.00	5/2020	Quit Claim Deed Filed by owner to son
Nissel	8	9	4,497.99	5/2020	
Redus	61	3	1,906.25	5/2020	
Sieng	93	13	1,878.67	5/2020	
Taber	113	5	2,602.69	5/2020	
Tolea	83	1	1,904.41	5/2020	
Verma	M	27	1,627.16	5/2020	
Wright	140		7,996.87	5/2020	
Wright	141		7,996.87	5/2020	
Yerkey	43		8,195.10	5/2020	
Yerkey	47		8,195.10	5/2020	