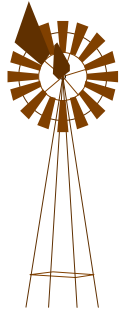


Windmill Mountain Ranches POA, Inc.

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 July 1, 2020 at the Hughes residence, 155 Granny Court, Windmill Mountain Ranches, Mohave County, AZ.

The following directors of the corporation were in attendance:

Keith Hughes
Steve Armour
Randal Bublitz
Norman Younghusband
Brian Tankesley

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
Ralph O'Donnal
Junn Badua

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 9:35 am on Wednesday, July 1, 2020 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Review the minutes of the June 13, 2020 Special Board Meeting, Submitted by Donna Armour.

The minutes of the June 13, 2020 Special Board of Directors meeting 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: Bylaws Review, Submitted by Keith Hughes

The Bylaws of Windmill Mountain Ranches Property Owners Association, Inc. were reviewed and motions were made to approve the following changes. All motions were seconded and passed unanimously.

Article I: The location was changed from Wikieup to Kingman.
Article II Section 2: The number of Directors was changed to 5.

Article II Section 5: Quorum was changed to: "A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board. In the absence of a quorum the majority of the Directors present may adjourn the meeting without further notice.

Article III Section 5: President, Removed wording "from time to time".

Article III Section 6: Vice-President, Removed wording "from time to time".

Article III Section 7: Treasurer, Removed wording "from time to time".

Article III Section 8: Secretary, Removed wording "from time to time".

Article V Section 2: the last sentence was changed to: "In the absence of such determination by the Board of Directors, such instruments shall be approved by the Treasurer, The President or Vice President of the Association.

Article V11 Section 2: Revised to: "When a lot is sold, the Association or their agent, shall supply the buyer with a copy of the Association's Bylaws, Articles of Incorporation, and Declaration of Covenants, Conditions, and Restrictions in accordance with ARS 33-1806.

Adopted By: The location was changed from Wikieup to Kingman.

AGENDA ITEM 3: Ranch Street Signs, Submitted by Keith Hughes

Keith reported that there have been requests in previous meeting minutes to install missing road signs on the ranch dating back to 2003. Norman reported that the metal has been purchased to create the missing signs. Junn reported that the metal is too thick for his cutter. Keith requested a sign committee with Norman, Steve and Junn as members to review the requirements for the missing signs. Junn reported that there are 27 signs needed. Norman suggested purchasing thinner metal so the remaining signs can be cut. A motion was made to purchase the required material. The motion was seconded and passed unanimously. The committee will report back with progress at the next meeting.

AGENDA ITEM 4: De-Annexation of Properties, Submitted by Keith Hughes.

After a lengthy discussion it was decided that Keith would draft a letter to the property owners of the properties to be de-annexed. The letter will be reviewed by all Board members and officers and suggestions offered; once approved the letter will be sent to the affected property owners. A motion was made to send a letter to property owners. The motion was seconded and passed unanimously.

AGENDA ITEM 5: Abandoned Car on Bull Spring. Submitted by Larry Dobbins

Larry registered a complaint about an abandoned car that has been sitting on Bull Spring by the wash for months. Keith acknowledged the complaint and will contact the owner Doug, and notify him of the violation of the CC&R's and ask him to please remove the car or it will be towed.

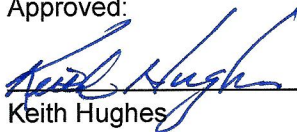
There being no further business to come before the 2020 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 11:30 am.

Minutes submitted by:




Donna Armour
Secretary

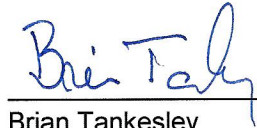
Approved:




Keith Hughes
Director/President



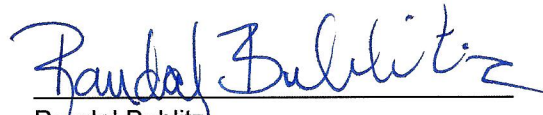
Steve Armour
Director / Web Administration



Brian Tankesley
Director



Norman Younghusband
Director/ Vice President / Road Maintenance



Randal Bublitz
Director