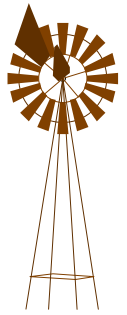


# Windmill Mountain Ranches POA, Inc.

South A-Frame Court, Kingman, AZ 86401

[www.windmillranch.org](http://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 September 8, 2020 at the Armour residence, 6084 S Mountain Lion Road, Windmill Mountain Ranches, Mohave County, AZ.

The following directors of the corporation were in attendance:

Keith Hughes  
Steve Armour  
Randal Bublitz  
Norman Younghusband

The following officers of the corporation were in attendance:

Keith Hughes, President  
Norman Younghusband, Vice President  
Diane Ferguson, Treasurer  
Donna Armour, Secretary

The following members were in attendance:

Larry Dobbins  
Al Moreau  
Junn Badua  
Chris Hughes  
Doug Wolcott

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 9:05 am on Tuesday, September 8, 2020 for the purpose of action on the following agenda items:

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

The minutes of the July 1, 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: Vegetation Overhanging the Roads, Submitted by Keith Hughes

Chris Hughes gave a summary of the progress so far. There are issues with Ralph's chipper not being repaired yet. The pile at his house has grown huge. Plus they are spending a huge portion of the working time driving to his place to empty the trucks and trailers. It was discussed that towing the chipper and using it in place where the trimming is being done would be a more efficient process. Norman stated that the chipper needs to be brought to his garage so the repairs can be completed in a timely manner. Keith, Randy and Steve all offered to help with the repair.

**AGENDA ITEM 3: Abandoned Trailers in the Wash, Submitted by Diane Ferguson**

Norman stated that they are on private property and we need to notify the new owners. Norman was going to go meet with them and will bring the issue to their attention. Diane has reported the issue to E.R.A.C.E. (Environmental Rural Area Cleanup Enforcement) awhile back and has a case number, but they never called her back. Larry volunteered to follow up. Norman asked that we talk to the new owners first and then if there is no result follow up with E.R.A.C.E. or pursue it with the county. A motion was made to talk to the new owner about the trash in the wash. The motion was seconded and passed unanimously.

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

Keith reported that we are waiting on the lawyer to revise and correct two of the letters and create the de-annexation document to be filed with the county. Once Keith receives those back he will be mailing them out.

**AGENDA ITEM 5: Ranch Street Signs, Submitted by Keith Hughes**

No progress on the street signs. It has been too hot in Junn's container in order to cut the additional signs needed. Over half of the signs are already done. We are just waiting on cooler weather.

**AGENDA ITEM 6: Website Hosting, Submitted by Steve Armour**

The domain name is registered with Network Solutions and it will be up for renewal in February. He recommends renewing with Network Solutions for another year. Then canceling the development account with Go Daddy in May when it expires, waiting a year and then opening up a complete new account with Go Daddy and moving over the domain name from Network Solutions at that time. This was approved.

**AGENDA ITEM 7: Schedule for the next BOD Meeting to Set Annual Assessment, Budget and Date for Annual Meeting, Submitted by Donna Armour**

It was decided the meeting would be scheduled for Thursday, November 5, 2020 at 9am at the Armour Residence, 6084 S Mountain Lion Road.

**AGENDA ITEM 8: Row Water Canyon Area Roads, Submitted by Larry Dobbins**

Larry brought up an issue with the washboard on Bull Spring road near Row Water Canyon. He suggested a drag instead of a blade to remove the washboard. He said it would be less expensive and more effective. Norman stated that either option would work but the current issue is the lack of moisture. It is too dry to do anything to the roads.

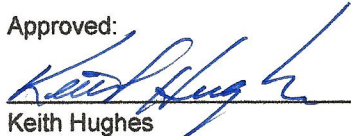
There being no further business to come before the 2020 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:40 am.


Minutes submitted by:

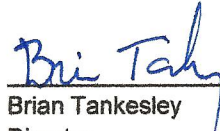


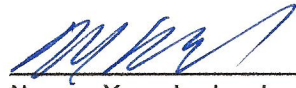
Donna Armour  
Secretary


Approved:

  
\_\_\_\_\_  
Keith Hughes  
Director/President

  
\_\_\_\_\_  
Steve Armour  
Director / Web Administration

  
\_\_\_\_\_  
Brian Tankesley  
Director

  
\_\_\_\_\_  
Norman Younghusband  
Director/ Vice President / Road Maintenance

  
\_\_\_\_\_  
Randal Bublitz  
Director