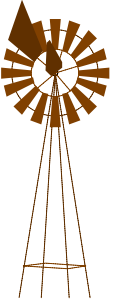


Windmill Mountain Ranches POA, Inc.

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 November 5, 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 Youngusband
Brian Tankesley

The following officers of the corporation were in attendance:

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

The following members were in attendance:

Ralph O'Donnal
Al Moreau
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 9:14 am on Thursday, November 5, 2020 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Review the minutes of the September 8, 2020 Special Board Meeting, Submitted by Donna Armour.

The minutes of the September 8, 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: 2021 Annual Assessment Fee Review, Submitted by Diane Ferguson

Diane reported that the bank account has \$152,000.00. There is a surplus this year because proposed road work was not able to be completed due to lack of rain. A large amount of rain could change the circumstances and the surplus could be used up quickly. A motion was made to keep the Annual Assessment Fee at \$230.00. The motion was seconded and passed unanimously.

AGENDA ITEM 3: 2021 Proposed Budget, Submitted by Diane Ferguson

Diane reviewed the 2020 Budget and to date expenses. A new budget was created. See attachment A. A motion was made to accept the 2021 Proposed Budget. The motion was seconded and passed unanimously.

AGENDA ITEM 4: Annual Meeting Date, Submitted by Diane Ferguson

It was discussed that the annual meeting would be held on Saturday, February 13, 2021 at Randy & Lynn Bublitz's house 6752 A Frame Court, Kingman, AZ 86401 from 11am – 2pm. Lunch will be served. A motion was made to hold the annual meeting on Saturday, February 13, 2021 from 11am – 2pm at Randy & Lynn Bublitz's House. The motion was seconded and passed unanimously.

AGENDA ITEM 5: De-Annexation of Properties Update, Submitted by Keith Hughes

Letters were sent to 6 property owners. A reply was received from one owner who would like the contact information of all the affected owners to see if they can come up with a solution to their road issues. Diane reported that all but one of the owners is past due in varying amounts on their annual assessment fees. A suggestion was made for the properties in arrears to foreclose on the liens and purchase back the properties. A suggestion was made to refund the dues to the one owner that has paid and offer to release the lien and provide a refund where due as an incentive for the owners to return the notarized de-annexation paperwork. A motion was made to refund the dues paid during the last 5 years and release the liens as an incentive to agree to the de-annexation. The motion was seconded and passed unanimously.

AGENDA ITEM 6: Street Sign Update, Submitted by Keith Hughes

Keith said he fixed 4 of the wooden signs that were twisted. No other progress on the street signs. However now that the weather is cooler they will resume work on the project.

AGENDA ITEM 7: Trash, Submitted by Randy Bublitz

Recently items left on the outside of our dumpster had been brought over from the dumpster area on the other side of the ranch. There is also a problem with people pulling off the highway and dumping in our dumpsters. The dumpsters are full shortly after being emptied on Wednesdays. There are more residents living on the ranch now. A lock was suggested but it was felt that then people would just leave trash on the ground outside the dumpster. There was a suggestion to post a sign and a camera nearby to monitor the dumpsters. It was suggested to replace the smaller dumpster with a larger dumpster. It was also reported there are trash issues at the southern entrance to the ranch.

It was decided replace the smaller dumpster with one the same size as the larger one and to make 2 signs one for each area. Mount one sign on a pole near the existing dumpsters with a game camera on top of the pole and the other sign by the southern entrance to the ranch. Keith will make the signs and Norman will install the pole.

AGENDA ITEM 8: Burn Springs Easement & Rabbit Way Easement, Submitted by Norman Younghusband

The board received a letter from the new rancher Justin Prella concerning the easement to Burn Springs. See Attachment B. It was determined that since Justin is not a member of Windmill Mountain Ranches POA that he should contact the Mohave Livestock Association and the State's Grazing Commission to assist with his issue. The POA will provide Justin the contact information for these associations.

The board received a second letter from Justin concerning the Easement to Rabbit Way. See Attachment C. A lengthy discussion on how to handle this request was held. It was decided to table the issue for now and discuss the remedy with the POA lawyer.

AGENDA ITEM 9: Larry Dobbins Grievances – Submitted by Keith Hughes

Larry Dobbins visited Keith at his house and verbally made accusations of misconduct of the Board of Directors. Keith typed up his verbal list of grievances and e-mailed them to him for confirmation. Larry did not respond in writing but again showed up at his house to add to the list. Below is a list of the items and the Board of Directors responses.

1. Adding fill dirt to the wash is illegal: This issue was researched and the following was determined: There are provisions in the Clean Water Act that allow this action without the need for a permit. The association is not in violation of any law. The dirt that is being placed in the wash is being taken from an area that is already in the flood plain so it would eventually end up there anyway. Keith is waiting for a response from the Core of Engineers and will report back once he receives final word.
2. Rabbit Way Never Being Graded: This will be dealt with when the lawyer advises the Association how to proceed due to Justin Prella's letter regarding the abandoning the easement (see Agenda Item 8 above).
3. Grading for draining vs. gabion fences: Not addressed by the board.
4. Combining of properties for tax bill vs. POA annual assessment: Some members of the POA have combined their properties for the purpose of having one property tax bill. This does not combine properties for the POA assessment. For one year the POA made the mistake of allowing these members to pay one assessment for all properties. Larry Dobbins complaint is that due to this mistake by the board one of the Board Members is in arrears and therefore not allowed to serve on the board of directors. As mentioned this was a mistake by the board of directors. It affected 3 members and 1 board member of the POA. None of those members were asked to repay the money. This was in effect for one year and has been corrected. This was corrected at the December 17, 2019 meeting New Business Agenda Item 1. There are no improprieties and the board is not taking any action on this claim.
5. CC&R Paragraph 5J Violations: Larry Dobbins is accusing Norman Younghusband and Doug Wolcott of these violations. Norman Younghusband stores all the equipment he uses for upkeep of the POA Roads and the supplies necessary to perform this work on his personal property. The board of directors decided to provide an exemption to Norman Younghusband due to the nature of the storage on his property and that he has graciously allowed the association to store supplies there for all these years. A motion was made to exempt Norman Younghusband's property from the provisions of CC&R Paragraph 5J due to the need for storage of the POA's supplies. The motion was seconded and passed unanimously. The Board did not find Doug Wolcott in violation of CC&R paragraph 5J.
6. Easement not changed for bypassing the switchback on Bull Spring on Junn Badua's property: The bypass was created so that members would be able to get large vehicles, houses etc. past that point in the road. This is a benefit to the association and thanks to Junn Badua allowing this new part of the road to be graded on his property. The switchback still exists and is passable and the easement has not changed. The board will not take any action on this item.

Larry Dobbins was notified of these items being added to the agenda of the November 5th meeting via e-mail on September 30th. He was asked to bring proof of any wrong doings. He notified the board on Tuesday November 3rd that he would not be able to attend the meeting. He requested all the financials and minutes of the association back to 2011.

The board of director's official response to his request will be to check with the POA lawyer to see what information can legally be provided. The POA will provide the information that we are legally required to release and then only in the manner required. A motion was made to check with the POA lawyer to see what information can legally be provided. The motion was seconded and passed unanimously.

AGENDA ITEM 10: CC&R Amendments – Submitted by Keith Hughes

Keith is recommending the board review all of the CC&R's. Many of the paragraphs consist of state and county laws that were in effect at the time they were written. The POA is not responsible for enforcing state or county laws so the CC&R's

should be reviewed and all those paragraphs should be removed. They are not pertinent as to what the POA does as a business. This item will be an agenda item after the first of the year.

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 11:29 am.

Minutes submitted by:

Donna M. Armour

Donna Armour
Secretary

Approved:

Keith Hughes

Keith Hughes
Director/President

Norman Younghusband

Norman Younghusband
Director/ Vice President / Road Maintenance

Steve Armour

Steve Armour
Director / Web Administration

Randy Bublitz

Randal Bublitz
Director

Brian Tankesley

Brian Tankesley
Director

Windmill Mountain Ranches POA

Proposed 2021 Budget

Income:

Assessments: \$50,000.00

Total Income: ~~————— \$50,000.00~~

Expenses:

Administrative Expenses	\$	2,500.00
Annual Meeting	\$	200.00
AZ Corporation Commission	\$	10.00
Copy Expenses	\$	300.00
Insurance	\$	2,055.00
Legal Fees	\$	10,000.00
Misc. Expenses	\$	200.00
Mohave County Filing Fees	\$	1,000.00
Road Improvements	\$	20,000.00
Road Maintenance	\$	40,000.00
Trash Disposal	\$	3,840.00
Website	\$	300.00

Total Expenses: ~~————— \$ 80,405.00~~

Net Income: \$ -30,405.00

Note: Despite the deficit reflected in the 2021 proposed budget, the 2020 Year End Balance will support it.

Attachment B

October 19, 2020

Windmill Ranch Homeowners Association,

I am writing in concern of an easement to Burn Springs on Larry Dobbins property that I am locked out of. I am wondering what steps we need to take to regain the access to the springs. The closest water source is three to four miles from there.

Thank You,

A handwritten signature in black ink, appearing to read "Justin Prella", written in a cursive style.

Justin Prella

Attachment C

October 19, 2020

Windmill Ranch Homeowners Association,

I am writing in concern of an easement to Rabbit way. We would like to terminate the easement because it dead ends at Big Sandy. There is a 14 foot drop off and we would lose a building and part of our corrals if the road were to ever be open again.

Thank You,

A handwritten signature in black ink, appearing to read "Justin Prella", written in a cursive style.

Justin Prella