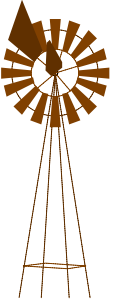


Windmill Mountain Ranches POA, Inc.

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 2021 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on February 13, 2021 at the residence of Keith Hughes, 6113 S Granny Court, Windmill Mountain Ranches, Mohave County, AZ.

The following directors of the corporation were in attendance:

Keith Hughes	Norman Younghusband
Steve Armour	Randal Bublitz

The following officers of the corporation were in attendance:

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

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 9:24 am on Saturday, February 13, 2021 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Late Assessments and Liens, Submitted by Keith Hughes

Diane Ferguson provided an update on the status of the monies collected from the accounts past due. Diane will begin filing liens on severely past due accounts now and the rest by the end of March. Notice of Lien letters will be going out soon. Foreclosures will begin this year on properties that have accounts that are severely past due. Diane is going to increase her efforts to collect past due accounts by sending out a letter with a copy of the past due statement. We have quite a few statements being returned as undeliverable. Diane is going to try to track down the correct addresses for those owners. She is going to provide a list of all owners with invalid addresses so we can give it to the attorney to assist with current addresses if possible. Keith is going to post a notice on the bulletin board at the front of the ranch requesting owners to provide updated contact information via the association email. It was decided that anytime documents are mailed to the owners they should include a section that allows the owners to provide updated mailing information, email addresses and phone numbers. Diane is going to update the forms we send out to include this updated contact information area.

AGENDA ITEM 2: Road Repairs and Maintenance, Submitted by Norman Younghusband

Norman has instructed our grading sub-contractor to get started on grading all the roads. Within the next week or so the work will begin to install a storm drain on Bull Spring East of Granny Court. If you need to pass through that area there may be a delay but it will not close the road.

Norman indicated that the biggest issue with road maintenance is the lack of water. He proposed purchasing a used portable 10,000 to 12,000 gallon drop water storage tank. It has hydraulics that lifts it up and the water truck pulls underneath and in 2-3 minutes it fills the truck. They are also portable so it could be placed in different locations on the ranch if need be. His suggestion was that it could be placed near the first windmill, on the rancher's easement, with the

rancher's permission. Additionally he suggested a new well be drilled as the one that is there is not very good. He said the water could be for anyone to use including the rancher. A water truck could be rented for the days that the road work was being completed. It was decided that this was a very good idea. A motion was made to allow the purchase of a used drop water storage tank for up to \$20,000.00. The motion was seconded and passed unanimously.

A lengthy discussion was held about repairing the roads down near Diane's place. Norman agreed to brush the roads so they can be graded.

AGENDA ITEM 3: De-Annexation of Properties Update, Submitted by Keith Hughes

There has been no response to the de-annexation letters. Nothing will be done at this time.

AGENDA ITEM 4: Year End Balance Sheet and Profit and Loss Statement, Submitted by Diane Ferguson

Diane reviewed the Profit & Loss Statement details. She stated that the Balance Sheet was not completed yet. It was agreed that the Balance Sheet and Profit & Loss Statement would be approved during the reviewing and signing of the minutes. Both documents will be uploaded to the website.

AGENDA ITEM 5: Property Owner Request, Submitted by Keith Hughes

There has been an issue with trees being cut down and removed from an owner's properties. This owner has requested to put a gate on the road going to her two properties to keep trespassers out. A discussion was held and it was decided to allow the gate with the right to resend the permission should she sell one of the properties, then the gate would need to be removed. The Association must have access to the gate to continue to maintain the road. Keith will draft a letter that specifies what is approved and send to the board for approval. A motion was made to give temporary permission to this property owner to install a gate on the easement road that goes to her properties. The motion was seconded and passed unanimously.

AGENDA ITEM 6: 2021 POA Goals, Submitted by Keith Hughes

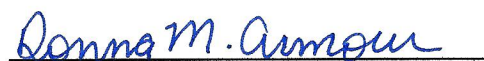
No more meetings than necessary, provide Diane assistance where needed to help her clean up the books, try to complete projects that have been recurring topics at the meetings i.e. Road Signs.

AGENDA ITEM 7: Road Brush Clearing, Submitted by Keith Hughes

Keith informed us that he and his crew are only going to do 1 more day's labor and then he's done. The chipper still has not been repaired and Ralph's yard is full of the previous clippings. Norman suggested a work party where everyone pitches in with multiple trucks and trailers on one day with a BBQ afterwards. It was decided to try this on S. Hawk, hauling the clippings to the end of the road and burning the clippings. The first one is temporarily scheduled for February 22 or 23.

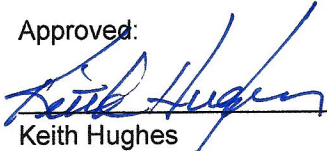
There being no further business to come before the 2021 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 12:09 pm.

Minutes submitted by:



Donna Armour
Secretary

Approved:



Keith Hughes
Director/President



Norman Younghusband
Director/ Vice President / Road Maintenance



Steve Armour
Director / Webmaster / Road Maintenance



Randal Bublitz / Road Maintenance
Director

Not Present

Brian Tankesley
Director