

# 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 2022 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on March 20, 2022 at the residence of Randal Bublitz, 6752 South A Frame Court, Windmill Mountain Ranches, Mohave County, AZ.

The following directors of the corporation were in attendance:

Norman Younghusband	Steve Armour	
Randal Bublitz	Allen Moreau	Brian Borr

The following officers of the corporation were in attendance:

Norman Younghusband, President	Randal Bublitz, Vice President
Diane Ferguson, Treasurer	Donna Armour, Secretary

The following members were in attendance:

Mike Dempsey, Ralph O'Donnal, Dave Spethman, Larry Johnson

President, Norman Younghusband, 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 9:10 am on Sunday, March 20, 2022 for the purpose of action on the following agenda items:

**AGENDA ITEM 1:** Treasurers Report, Submitted by Diane Ferguson

The current balance is approximately \$210,000.00. The QuickBooks software was being upgraded so she was unable to provide an exact amount. There are about 40 members that have not yet paid. 10 were returned with bad addresses and she is going to research those and resend the invoices. There are about 20 that will have liens filed against them for non-payment. There is one property that is in foreclosure.

**AGENDA ITEM 2:** Arizona Corporation Commission, Submitted by Norman Younghusband  
This report will need to be filed now that the Officers and Directors have been elected. Donna will take care of the filing.

**AGENDA ITEM 3:** Road Repairs and Maintenance, Submitted by Norman Younghusband

Ralph provided an update as to the status of road grading. He stated that he has one more day out by Diamond Hitch. He has finished all of the state land and is now down to the private properties. He finished grading all of Misery Well and took out a bad corner on Dripping Springs. The problem now is that rocks are popping up everywhere and it is affecting the graders ability to grade. The rocks will need to be ripped out. Norman stated that it would be necessary to rent a D8 with rippers to remove the rocks. This will also require the rental of a water truck. Then Ralph would follow along behind with the grader. This will cost upwards of \$100,000.00 and that will be to get the worst spots taken care of.



Norman stated that a road committee would be necessary. Volunteers were requested. Allen Moreau, Steve Armour, Norman Younghusband and Larry Johnson were nominated for the position of Road Committee, The motion was seconded. The nominations passed unanimously.

AGENDA ITEM 4: Liens and Foreclosures, Submitted by Norman Younghusband

Norman stated that the association did win a judgement. The property will be going up for sale by the Sheriff's department and if nobody bids on it then the association ends up with the property which will then be sold to recoup the financial losses. The property is a mess and it is blowing over on state land. The state sent a letter stating that the property must be cleaned up or they will put a lien on the property. The cost of filing a lien is approximately \$5000.00 each and it has been determined that the process will continue with other properties that are past due on their annual dues.

AGENDA ITEM 5: Printer, Submitted by Donna Armour

For the last 3 years her personal printer has been used for association printing. The printer is no longer functioning. It was agreed that a new printer should be purchased on the Association's Debit Card. Diane will need to purchase a new printer soon as well. Both of these were approved.

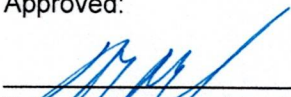
There being no further business to come before the 2022 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:35 am.

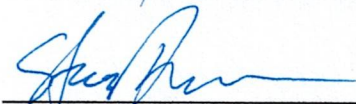
Minutes submitted by:




Donna Armour  
Secretary

Approved:

  
Norman Younghusband  
Director/President/Road Committee

  
Steve Armour  
Director/Webmaster/Road Committee

  
Brian Borr  
Director

  
Randal Bublitz  
Director/Vice President

  
Allen Moreau  
Director/Road Committee