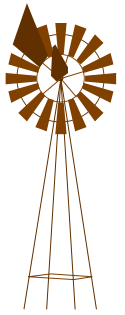


Windmill Mountain Ranches POA, Inc.

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 2022 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on June 6, 2022 at the residence of Steve & Donna Armour, 6084 S Mountain Lion Rd, 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:

Junn Badua, Mike Dempsey, William French, Keith Hughes, 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 9:01 am on Monday, June 6, 2022 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Liens & Foreclosures, Submitted by Norman Younghusband

The Association successfully foreclosed on a property, it went to auction and sold. The Association will be receiving approximately \$26,000.00 in about one month. This was the first test to see how successful the lien process would be and it worked. There was \$0.00 out of pocket cost for the Association. If the property didn't sell at auction the Association would be out the Lawyer's fees, Court Cost and Sheriff's fees, which would amount to about \$8,000.00 but then the Association would own the property and would recoup those fees from selling the property in house.

Now that the first one was a success there are 3 more properties that have shown they are not going to pay; Newman, Christianson and Adrian. A motion was made to start the foreclosure process on those 3 properties; the motion was seconded and unanimously approved. The meeting with the Lawyer will be August 1, 2022 to start the proceedings.

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

There are issues with so many rocks coming up from the roads when it is graded dry. There are two options to fix this issue and both are going to be expensive. The first option is to get a big CAT in here and rip the roads up and pull the rocks out. The other option is to put dirt on top of it and add water and roll them. There is a lot more traffic using the roads now and this is causing the huge amount of wash-boarding. The Association has been using dirt from Junn Badua's property but the dirt pile is running low. In order to make the repairs properly water and material is required. There is a property for sale centrally located on the ranch (at the top of Bull Spring where Clove Hitch cuts off). That property has plenty of material and a well. Norman brought up the idea of the Association purchasing that property to use the material

and water for road maintenance. The property would cost \$40-\$45k. A question was raised as to the Association being able to own property as a non-profit. Diane stated that it would affect taxes. It was decided to check with the lawyer at the August 1st meeting. In the meantime, Steve will research the well to see if there is a report that shows the gallons per minute capacity. The biggest hurdle in maintaining the roads is the need for water. The Association has the funds to make this purchase. The Association would need to hire or rent a water truck when road work is required.

AGENDA ITEM 3: Liens, Submitted by Norman Younghusband

There are 18 properties that need to have liens filed due to non-payment. Diane will prepare the paperwork and these will be filed by Norman.

AGENDA ITEM 4: Arizona Corporation Commission Annual Report, Submitted by Donna Armour

This annual report has been filed.

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 9:25 am.

Minutes submitted by:

Donna M. Armour

Donna Armour
Secretary

Approved:

Norman Younghusband

Norman Younghusband
Director/President/Road Committee

Steve Armour

Steve Armour
Director/Webmaster/Road Committee

Brian Borr

Brian Borr
Director

Randal Bublitz

Randal Bublitz
Director/Vice President

Allen Moreau

Allen Moreau
Director/Road Committee

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AGENDA ITEM 3: Liens, Submitted by Norman Younghusband

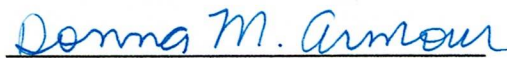
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AGENDA ITEM 4: Arizona Corporation Commission Annual Report, Submitted by Donna Armour

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Minutes submitted by:




Donna Armour
Secretary

Approved:

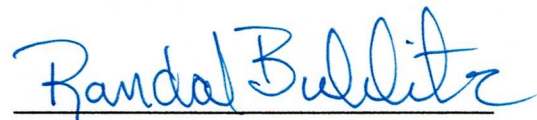


Norman Younghusband
Director/President/Road Committee



Steve Armour
Director/Webmaster/Road Committee

Brian Borr
Director



Randal Bublitz
Director/Vice President



Allen Moreau
Director/Road Committee