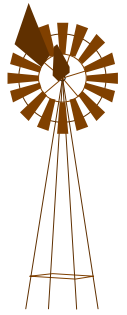


# Windmill Mountain Ranches POA, Inc.

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 November 18, 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:

William French, Keith Hughes, Larry Johnson, Amanda & Rich

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 9:07 am on Monday, November 18, 2022 for the purpose of action on the following agenda items:

Old Business: There was no old business.

AGENDA ITEM 1: Proposed Budget Review and Treasurers Report, Submitted by Diane Ferguson

The proposed budget was reviewed. A couple minor changes were made, the largest being more money for road maintenance. This caused the budget to show a negative net income. Despite the possible deficit of year end 2023, the prior assets are sufficient to maintain the average balance required for operations. The current balance in checking is \$170,321.00. A motion was made to approve the proposed budget; the motion was seconded and unanimously approved.

AGENDA ITEM 2: Annual Meeting, Submitted by Norman Younghusband

The annual meeting will be held on Saturday, February 18, 2023 at 12:30pm – 2:30pm at Dambar & Steak House, 1960 E Andy Devine, Kingman, AZ 86401. A motion was made to approve the annual meeting date, location and time; the motion was seconded and unanimously approved.

AGENDA ITEM 3: Revision of the Candidate Form, Submitted by Diane Ferguson

Diane submitted for review an updated copy of the Candidate for Board Member form. A motion was made to approve the revised Candidate Form; the motion was seconded and unanimously approved.

AGENDA ITEM 4: Liens, Submitted by Norman Younghusband


There are 18 properties that need to have liens filed due to non-payment for 2022. Diane will be filing the liens this week. Liens will be filed on all delinquent accounts annually. If these liens are not filed it is not possible to go after the owner for the bad debt. There are 2 properties that are in foreclosure at this time. It has been working to file the liens. The association has recouped some of the bad debt. The first year liens were filed there were 30 liens. There is over \$75,000.00 in bad debt that the board is in the process of collecting.

AGENDA ITEM 5: Road Maintenance, Submitted by Norman Younghusband


The board has purchased a piece of property at the summit where Clove Hitch takes off from Bull Spring. The property has a well on it that is 626 feet deep with water starting at 130 feet. The property will be graded and the dirt exported. The roads need to have fill dirt and water in order to raise it back up to cover the huge rocks that cannot be removed via bull dozer or jack hammer. There is way more traffic on the ranch roads now and there is no way to keep the roads free from washboard. The property will also serve as a staging area for grading equipment. There was a short discussion about grading scheduling. Ralph is working on the roads at the back of the ranch at this time. There are still more culverts to be installed. We are fortunate that Ralph and Norman have their equipment on site all the time. It is a huge cost savings for road maintenance. Otherwise we would also have to pay to have the equipment delivered. Our roads are better than most of the other ranches in the area. Additionally, our charge for road maintenance has not increased even with the increased price of fuel.


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 10:19 am.

Minutes submitted by:

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Donna Armour  
Secretary


Approved:

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Norman Younghusband  
Director/President/Road Committee

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Randal Bublitz  
Director/Vice President

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Steve Armour  
Director/Webmaster/Road Committee

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Allen Moreau  
Director/Road Committee

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Brian Borr  
Director