

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 2023 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on March 11, 2023 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	Larry Johnson

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:

Keith Hughes

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 9:04 am on Saturday, March 11, 2023 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Appointment of Officers and Committee Members, Submitted by Norman Younghusband

Randal Bublitz was nominated for the position of President. The motion was seconded. The nomination passed unanimously.

Norman Younghusband was nominated for the position of Vice President. The motion was seconded. The nomination passed unanimously.

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

AGENDA ITEM 2: Treasurers Report, Submitted by Diane Ferguson

The current bank balance is \$202,000.00. We need to update the officers at National Bank of Arizona.

AGENDA ITEM 3: 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 4: Road Report, Submitted by Norman Younghusband

Norman stated that Misery Well, New Water and Diamond Hitch have been graded. The rain has really helped the grading.

AGENDA ITEM 5: Liens & Foreclosures, Submitted by Norman Younghusband

Our lawyer takes extended time off but also was waiting for our documentation and that has been given to him. Now he will be sending out demand letters soon on two more properties.

AGENDA ITEM 6: Appointment of Secretary and Treasurer, Submitted by Norman Younghusband

Donna Armour was nominated for the position of Secretary and Diane Ferguson was nominated for the position of Treasurer. The motion was seconded. The nominations passed unanimously.

AGENDA ITEM 7: Open Discussion

Randal inquired how many property owners are on the ranch. 215 Parcels Total 197 A Parcels, and 18 B Parcels

Allen had a suggestion as to how to use the lien monies. Once the POA has been reimbursed for collecting the past due accounts the extra monies collected could be used for ranch improvements i.e. a club house for use by all members. Questions came up as to insurance, liability, etc. The idea will be brought to the lawyer so questions can be addressed.

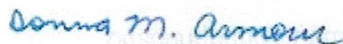
Larry brought up the Association purchasing equipment but it has been tried by the Association on the other side of the highway and there were issues as to who was authorized to use it, who would make sure the maintenance was up to date and where the fuel would be stored. It was determined that it would be better to rent equipment as needed.

AGENDA ITEM 8: Property Lines for the POA Property, Submitted by Norman Younghusband

Before grading can begin on the POA property the exact property lines must be determined. Norman requested that the association hire a surveyor to insure the correct property lines. A motion was made and seconded. The motion passed unanimously.

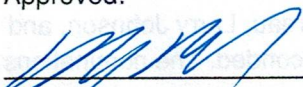
There being no further business to come before the 2023 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 9:22 am.

Minutes submitted by:

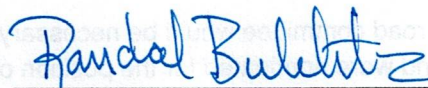


Donna Armour
Secretary

Approved:



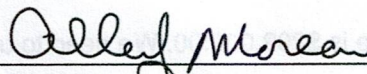
Norman Younghusband
Director/President/Road Committee



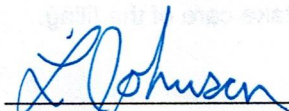
Randal Bublitz
Director/Vice President



Steve Armour
Director/Webmaster



Allen Moreau
Director/Road Committee



Larry Johnson
Director/Road Committee