

# 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 2023 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on November 15, 2023 at the residence of Randal & Lynn Bublitz, 6752 S A-Frame Court, Windmill Mountain Ranches, Mohave County, AZ.

The following directors of the corporation were in attendance:

Randal Bublitz	Norman Younghusband
Steve Armour	Allen Moreau                      Larry Johnson

The following officers of the corporation were in attendance:

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

The following members were in attendance:

Keith Hughes, William French, Michael Neuman, Mike & Val Woldridge

President, Randal Bublitz, 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 10:04 am on Wednesday, November 15, 2023 for the purpose of action on the following agenda items:

**AGENDA ITEM 1:**        Budget Review, Submitted by Diane Ferguson

Diane went over last years budget by line item. It was decided for the new year to increase the Annual Meeting Budget due to increase in prices, decrease the Legal Fees Budget due to less filing requirements and delete the Website Budget due to the fees not being an every year expense. A motion was made to accept the changes to the 2024 Budget. The motion was seconded. The motion passed unanimously.

**AGENDA ITEM 2:**        Annual Meeting, Submitted by Diane Ferguson

The Annual Meeting for 2024 is proposed to be held at the Dambar Restaurant on February 17<sup>th</sup> at 12:30pm. Norman will call to make a reservation for the meeting. A motion was made to accept the date, time and place of the annual meeting. The motion was seconded. The motion passed unanimously.

**AGENDA ITEM 3:**        Treasurers Report, Submitted by Diane Ferguson

The current bank balance as of November 14, 2023 is \$157,452.64.

**AGENDA ITEM 4:**        POA Dues, Submitted by Diane Ferguson

After reviewing the budget it was determined that the dues for 2024 will remain the same at \$230.00 per parcel. A motion was made to keep the dues the same as last year. The motion was seconded. The motion passed unanimously.

**AGENDA ITEM 5:**        Roads Report, Submitted by Norman Younghusband

Ralph O'Donnel has a contract with the Association currently at \$120.00 per hour for all of his motor grader services. Due to the increase in Diesel Fuel cost he has requested an increase to \$140.00 per hour. A motion was made to provide a new contract to Ralph with the new rate of \$140.00 per hour. The motion was seconded. The motion passed unanimously.

Ralph has been very busy doing other work and it has been difficult to keep him working on the ranch roads. However the work is still getting done and our roads are in pretty good shape, especially in comparison to other ranches in this area. There are culverts that need to be installed but Ralph has not had time, Norman may have a solution to get the work done quicker. He will update us soon.

AGENDA ITEM 6: Request for Funds for Solar Panels for Windmill Ranch Well , Submitted by Norman Younghusband

Norman found an exceptionally good deal for the solar panels for the well on the POA Properties. \$200.00 per panel and there are 4 of them. The well has been tested and is supplying 6 Gallons per minute. There will soon be a work party required to plumb the well to the storage tanks. Norman or Randy will call out for help when they are ready. A motion was made to allocate the funds for the solar panels. The motion was seconded. The motion passed unanimously.

AGENDA ITEM 7: POA Accepting Ads Question, Submitted by Donna Armour

We received a request from a real estate agent to place an add on our bulletin board for a property for sale. She asked how much we charge. A discussion was held about charging for ads and it was decided that we would just let them advertise for free. A motion was made and seconded. The motion passed unanimously.

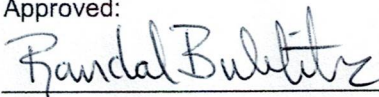
There being no further business to come before the 2023 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:44 am.

Minutes submitted by:

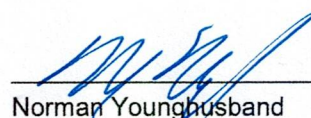


Donna Armour  
Secretary

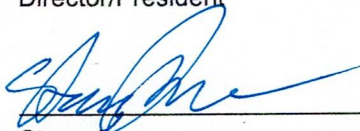
Approved:



Randal Bublitz  
Director/President



Norman Younghusband  
Director/Vice President/Road Committee



Steve Armour  
Director/Webmaster



Allen Moreau  
Director/Road Committee



Larry Johnson  
Director/Road Committee