

# Windmill Mountain Ranches POA, Inc.

South A-Frame Court, Kingman, AZ 86401

[www.windmillranch.org](http://www.windmillranch.org)

## MINUTES OF THE ANNUAL MEETING OF THE WINDMILL MOUNTAIN RANCHES PROPERTY OWNERS ASSOCIATION, INC.

Pursuant to Article II, Section 4, the annual meeting of the 2023 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on February 17, 2024 at the Dambar Restaurant, 1960 E Andy Devine, Kingman, Arizona, 86401, 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:

There were 32 Members present, See attached sign in sheet.

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 12:36pm on Saturday, February 17, 2024 for the purpose of action on the following agenda items:

Old Business: Randal asked for a motion to approve the last year's minutes, a motion was made and seconded and passed unanimously.

AGENDA ITEM 1: President's Report, Submitted by Randal Bublitz

POA Property Update: The POA owns the property opposite the intersection of Clove Hitch where you see the water tanks. The well is in, it is a solar well. Currently we are working on getting the plumbing from the well to the tanks. Once that is all set up anyone on the ranch will have access to that water. This is a benefit that will be available to all residents on the ranch.

The main reason the property was purchased is it's location on the ranch as it will be used for dirt and water for road maintenance. The high elevation will allow for hauling dirt and water downhill and returning uphill empty. Previously Junn Badua and Dave Slater allowed their dirt to be used to fix the river crossing but they're running out of dirt.

Ranch Roads: The roads have been graded so much that there are rocks surfacing that must be covered as they are like an iceberg and all you're seeing is the tip. There is a lot more underneath and it cannot be graded. This is what the road crew will be working on.

USPS: Changes are coming to the postal delivery. Residents are used to getting packages at the Ranch House and that is soon going to be occupied full time. The owners appreciated having people around while they were not there but now that they are going to live there full time they do not want to have all the traffic running through their front yard and packages stacked up on their porch.

For quite awhile now, Norman has allowed Fed-Ex and UPS to deliver packages to a horse trailer that sits on his property. Soon the Post office will use the horse trailer as well. There has been discussion of building a shed for this purpose. It

was also requested that you use the Bull Spring (E Badger Dr) road just east of the mailboxes as the entrance and exit to the trailer.

Trudy is no longer our mail carrier and the new guy is still learning. Please check your mail for mail that isn't yours.

Liens & Foreclosures: The POA is still working on liens and foreclosures. In the past, the POA was not as good about working to collect unpaid dues. Now, liens will be filed and if still not paid properties will be foreclosed on. Your dues pays mostly for road maintenance and trash collection. Thank you to all those members who faithfully pay their dues on time.

Trash Problems: Please don't dump car parts, car seats, tires etc. If it doesn't fit in the bin, please do not leave it on the ground beside the bin. Additionally, break down your boxes. Please be considerate of your neighbors.

Property Maintenance: There has been some concern that some properties have broken down vehicles, old RV's, etc. stacking up on their property. This is against the CC&R's. If it gets out of hand people have a right to file a complaint. Thankfully it hasn't come to that yet. Please be considerate of your neighbors and keep your properties cleaned up.

Fiscal Year: There has been some talk of changing the fiscal year. Currently it's January 1 to December 31. The timing for a large portion of the association business takes place during the holidays and we are all volunteers. This puts undue burden on our volunteers. A discussion was had with the POA attorney and he said as long as it is in the By Laws and not the CC&R's that it can be changed.

Randal Announced that after this year Chris Hughes will be our new Treasurer. Diane will be retiring the position. She has been Treasurer for the last 6 years. Randal thanked her for her service.

AGENDA ITEM 2: Election Results, Submitted by Randal Bublitz

The ballots have been tallied and the results are as follows:

- 132 - Steve Armour
- 128 - Randy Bublitz
- 144 - Larry Johnson
- 120 - Allen Moreau
- 48 - Jonathan Sarko
- 132 - Norman Younghusband

There will be a meeting in March 6th to Validate the election and elect the officers for 2024

AGENDA ITEM 3: Treasurers Report, Submitted by Diane Ferguson

Ending bank Balance as of January 1, 2024:	\$ 161,655.00
Revenue for 2023:	\$ 50,280.00
Total:	\$ 211,935.00

The POA Revenue was approximately \$35,000.00 higher in 2022 than the \$50,280.00 that we brought in last year. The reason is because we actively pursued liens and foreclosures and decreased the delinquent accounts by quite a bit. We've brought the collection process up to speed just enough that it's slowing down now for collection of past due accounts.

For the expenditures we pay:

Administrative Expenses	Annually
POA Annual Meeting	\$ 762.00
AZ Corp Commission	\$ 10.00
Office supplies, Envelopes, Ink, Postage, New Printer	\$ 2,043.00

Bank Fees, returned check fees, etc.	\$ 88.26
Other deposit reductions due to bad check	\$ 2,317.00
2 Dumpsters \$340.00 a month	\$ 3,740.00
Legal Fees for Liens and Foreclosures	\$ 330.00

The previous year the POA had paid \$10,000.00 in Legal fees and that is why we collected the \$35,000.00. Some of that was leftover. There is \$3,000.00 leftover on one account and \$4,000.00 leftover on another account. We have a total legal credit with the POA attorney of \$8,137.00. None of this was on the books for this year.

Road Maintenance and Improvements	\$ 36,709.00
Property Tax for POA Property	\$ 422.24
Improvements to POA Property, Well, Water Tanks, Solar	\$ 10,578.00
Total for Road Maintenance and improvements	\$ 47,709.00
Total Expenditures:	\$ 56,912.00
Total Profit for last year is a net loss	\$ 6,632.00

Ending Bank Balance December 31, 2023 \$155,022.00

Larry Dobbins submitted a question as to the number of properties that currently have liens. Diane did not have that information with her as she has not processed this years liens yet, as we're still processing checks for past due amounts. She estimated that there were around 20-25 properties currently that have liens. Larry then asked what is the outstanding amount of accounts payable. The information was not readily available but she promised to provide that information as requested.

Randy reported that just this week 2 liens were released because the property owner made up the past due amount of over \$5,000.00. Additionally, the attorney will be refunding some of the leftover money on account due to this payment.

In 2022 when the POA started actively going after past due accounts, we collected close to \$35,000.00. Some of those were due to properties being sold and we collected the past due amounts through escrow. Some of it was from liens that were foreclosed and the property owners agreed to bring their account up to date.

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

Norman reported that the new property will provide the dirt and water needed for road grading. He noted the damage to the roads, being cut down from grading, sometimes 4-5 feet and below that is rock that can't be graded. Traffic on the roads has dramatically increased causing more wash boarding. Additionally, our grader driver has many businesses and his time is limited. We have checked into replacing him but the cost is prohibitive much less just getting someone to show up. Another company would charge between \$600-1,000 to move equipment in and out. Our operator leaves his grader on our ranch in most cases.

The biggest expense of the POA is for road grading. In the past all the roads were graded twice a year whether they needed it or not. Now what we mostly concentrate on is where the roads need work. If somebody needs something done they can call and we will take care of it. He gave an example of a member who had work crews coming in so the roads were bladed in advance.

Mike DeMack commented that the grader is not getting all the way back to his property. He stated that he stops at Larry Dobbins property line and does not finish grading all the way out to the end of Bull Spring. Norman stated that it had been graded 2 months ago, Larry stated that it had not been graded in the last 6 months. Randal stated that the POA has received complaint letters about the road. He went out and drove the road(s) in question to the residents gate. There are areas of concern but some of it is a creek bed. Mike wanted notification of when grading would be done. Randal was going to coordinate with the POA grader driver to see if he was OK with giving Mike his number.

Jonathan Sarko asked a question about the resources available and offered his assistance if needed. Norman stated that he has checked around but it is hard to find another company that the POA can afford that will actually show up. Also, Diane indicated that if we have to spend more for road maintenance it will become an issue and dues will have to go up. Norman confirmed that this may be a reality in the future.

Randal reported that there are people driving too fast on our roads and asks that people slow down and pay attention as it is scary and tears up our roads.

Jonathan Sarko offered to help with grading if it is allowed. Norman stated that the POA has purchased the rights to the State portions of the ranch roads. He stated it is against the law for anyone but the POA to grade the state portions of the road and there have been lawsuits about this. You are allowed to do grading on your property and grade roads on your property.

Randal informed the attendance that we have to have the POA. If the volunteers all quit there will be some entity that will come in and take over and your dues will increase and your benefits will be decreased.

Norman reminded everyone, remember we live on dirt roads. But we have had compliments on how our roads are better than all the surrounding communities.

Larry Dobbins inquired about the work being done in Row Water Canyon. Norman stated the road was being realigned because they can no longer grade that section of road due to too many rocks.

AGENDA ITEM 5: Website Update, Submitted by Steve Armour

Steve reported about the website and updates about the new bulletin board.

Randal asked if there was any other new business and asked if there were any questions.

Rich, A Member, asked if there was any way the POA could send invoices via e-mail and accept payment via payment applications. We do send 4 invoices via e-mail, but at this time it is not possible to accept payment via payment applications. We can accept payment via bill pay. It was decided that the POA would look into other payment options in the future. The POA will look into different payment options and discuss this at our next board meeting.

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 1:21pm.

Minutes submitted by:

*Donna M. Armour*

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Donna Armour  
Secretary

Approved:

*Randal Bublitz*

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Randal Bublitz  
Director/President

*Steve Armour*

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Steve Armour  
Director/Webmaster

*Larry Johnson*

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Larry Johnson  
Director

*Norman Younghusband*

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Norman Younghusband  
Director/Vice-President/Road Committee

*Allen Moreau*

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Allen Moreau  
Director