

# Windmill Mountain Ranches POA, Inc.

15655 E Bull Spring Dr., 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 2024 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on May 8, 2024 at the residence of Randal Bublitz, 6752 A-Frame Ct, Windmill Mountain Ranches, Mohave County, AZ.

The following directors of the corporation were in attendance:

Randal Bublitz	Steve Armour	
Norman Younghusband	Allen Moreau	Larry Johnson

The following officers of the corporation were in attendance:

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

The following members were in attendance:

Keith Hughes	Vince Miles	William French	Lynn Bublitz
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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 9:00 am on Wednesday, May 8, 2024 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Sarko DeAnnexation, Submitted by Randal Bublitz

Since there isn't a maintained road or a way to Jonathon Sarko's properties parcels Q & R he requested the properties to be de-annexed from Windmill Ranch POA. Since it would cost more to make a road to those properties his request has been approved. A motion was made to de-annex Jonathan Sarko's Parcels Q & R. The motion was seconded and passed unanimously.

AGENDA ITEM 2: Adirance's Past Due Amounts, Submitted by Randal Bublitz

Diane stated that Tom Price had been repeatedly sent the documents requested. There is an update document that has been created and is ready to send to him, again.

AGENDA ITEM 3: Post Card Mailings, Submitted by Chris Hughes

It was suggested that we use post card mailings for short messages. Later in the meeting Lynn Bublitz, who worked for the post office for many years said that we don't do enough mailings to meet the Bulk Mailing rules. There is a \$249.00 per year fee for bulk mailing. We would have to mail a minimum of 250 post cards and the difference in postage price is .15 cents. It was decided we would include what we need to share in the November mailing.

AGENDA ITEM 4: Liens & Late Payments, Submitted by Chris Hughes

A discussion was held about when to file liens. It was decided that it best to wait until November to file liens. Past Due invoices will go out in March. Diane explained the details for past payment fees and when liens need to be filed. It was agreed that liens will be filed once any member is 3 years in arrears. A motion was made and seconded and passed unanimously.

AGENDA ITEM 5: Fiscal Year Date Change Re-visited, Submitted by Chris Hughes & Diane Ferguson

After some research it was decided to leave the Fiscal Year Date the same and move the Board of Directors meeting to set the Annual Assessment and Budget for the coming year to October 15<sup>th</sup> and the mailing to be before November 15<sup>th</sup>. This will help with the issue of too much work for the volunteers right around the holidays.

AGENDA ITEM 6: Road Signs, Submitted by Randal Bublitz

Randy inquired about the status of the signs. It has been discussed several times. Many of the signs are done and ready to be installed. Unfortunately they were made by a company where Junn Badua was working at the time. It is no longer an option to have the same signs made. The problem is time and labor to get them installed. The item was table until a later time.

There being no further business to come before the 2024 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:03 am.

Minutes submitted by:

Donna M Armour

Donna Armour  
Secretary

Approved:

Randal Bublitz

Randal Bublitz  
President/Director

Norman Younghusband

Norman Younghusband  
Vice President/Director/Road Committee

Steve Armour

Steve Armour  
Director/Webmaster

Allen Moreau

Allen Moreau  
Director

Larry Johnson

Larry Johnson  
Director