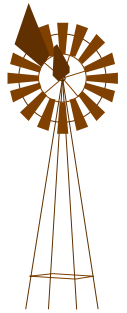


Windmill Mountain Ranches POA, Inc.

South A-Frame Court, Kingman, AZ 86401

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 2022 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on February 18, 2023 at the Dambar Restaurant, 1960 E Andy Devine, Kingman, Arizona, 86401, Mohave County, AZ.

The following directors of the corporation were in attendance:

Norman Younghusband	Steve Armour
Allen Moreau	Brian Borr

The following officers of the corporation were in attendance:

Norman Younghusband, President	
Diane Ferguson, Treasurer	Donna Armour, Secretary

The following members were in attendance:

There were 34 Members present, See attached sign in sheet.

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 12:35pm on Saturday, February 18, 2023 for the purpose of action on the following agenda items:

Old Business: Normally we would approve the minutes from the last annual meeting but since the meeting was cancelled there are no minutes to approve.

AGENDA ITEM 1: President Report, Submitted by Norman Younghusband

Norman posed the question as to why we have an association. 2 people suggested reasons that were incorrect. Norman explained because the land is checker boarded from private to state the association had to buy the easements and maintain the state roads. The roads have to be maintained a certain way according to a contract we have with the state. There are 86 miles of roads on the ranch that must be maintained. Over the years the roads have been graded so much that the level of the road has been lowered and big rocks are poking up.

This summer the POA purchased a piece of land and we'll be doing grading for a pad and using the dirt to bring up the level of the roads. The property also has a very good well on it that will provide the water necessary for the road repair. Once we are done with the property it will be sold at a profit since it will have the improvements of a pad along with a very good well.

AGENDA ITEM 2: Trash Dumpsters, Submitted by Norman Younghusband

The dumpsters are frequently overloaded and trash is left on the side. Please if the dumpsters are full take your trash home and hold off for a day or two. Trash pickup day is Wednesday. Please do not dump any illegal items like tires, etc. Also make sure the lids are closed. The crows break the bags open and spread the trash outside the dumpster unless the lids are closed.

AGENDA ITEM 3: Mailboxes, Submitted by Norman Younghusband

Norman requested on behalf of Trudy our mail person that mail not be left in your boxes for long periods of time, especially the parcel boxes. Under her contract, if mail is left in the boxes for more than 3 days Trudy is supposed to return it to the post office. Additionally, Trudy leaves our larger packages at the ranch house which she does not have to do. So please, if you know you have packages arriving please make sure you pick them up in a timely manner.

AGENDA ITEM 4: Treasurers Report, Submitted by Diane Ferguson

Ending bank Balance as of January 1, 2022: \$162,052.13

Each year we bill approximately 240 parcels \$230.00 for the annual assessment fee. If every parcel owner paid their annual assessment fee we would collect approximately \$55,000.00 every year. We have issues with collection.

We have worked really hard over the last few years to fix those issues by filing liens with the county, working with the attorney to track down current addresses when owners do not update their addresses. In a couple of cases owners have passed away and the association was not notified of the next of kin. We have worked with the attorney to process a couple of foreclosures and we have recovered about \$35,000.00 from past due accounts, finance charges and late fees. So instead of \$55,000.00 last year, we collect \$87,000.00.

For the expenditures we pay:	Annually
2 Dumpsters \$340.00 a month	\$ 4,080.00
Office supplies, Website renewal, AZ Corp Commission	\$ 458.00
Parcel Purchased (one time charge)	\$ 41,000.00
Legal Fees for Liens and Foreclosures	\$ 11,000.00

For each foreclosure that we process we have to pay the attorney \$5,000.00 up front. Norman interjected at this time that the legal fees are recouped when the property is sold.

Road Maintenance and Improvements	\$ 29,237.80
Total Profit for last year	\$ 1,094.40
Ending Bank Balance	\$163,146.53
Current Bank Balance	\$202,723.13
Annual Assessments Collected to date for 2023	\$ 39,576.00

AGENDA ITEM 5: Website Update, Submitted by Steve Armour

Steve asked the attendees for a show of hands as to how many people know that there is a website. There have been requests for a place to post notices of any type. This will be added to the website in the spring of 2023. Each person will be able to create an account and log in and post notices of any kind. It will be restricted to only people who are members of the POA.

AGENDA ITEM 6: Election Validation, Submitted by Norman Younghusband

The ballots have been tallied and the new board will be as follows:

- Steve Armour
- Randy Bublitz
- Larry Johnson
- Allen Morreau
- Norman Younghusband

There will be a meeting in the next few weeks to elect the officers for 2023

Norman asked if there was any new business and asked if there were any questions.

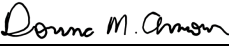
A question was posed by Larry Johnson: Is it true that if we don't keep a POA can the county come in and take over? Norman stated that there is some truth to that but he was not sure if it was the county or the state that does that. They would turn it over to a private company that takes over associations. If that were to happen you could be sure the fees would be going up. This reiterates the need to keep the association going.

A second question was posed by Larry Johnson: Once we get a water tank will we start to work on raising the roads? Norman stated that they will begin developing the property once the property lines are established. He stated that there is a need to purchase a 20,000 gallon water tank. He stated that once that tank is in place if there are residents that haul water they would be welcome to get water from this tank. The well has static water at 150' and has about 500-600' of water in the well. It is a very good well.


Norman thanked Diane and Donna for their time and reiterated to the attendees that this is an all-volunteer organization.

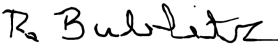
There being no further business to come before the 2022 Board of Directors, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 12:35pm.

Minutes submitted by:

DocuSigned by:

Donna Armour
Secretary

Approved:

DocuSigned by:

Norman Younghusband
Director/President/Road Committee

DocuSigned by:

Randal Bublitz
Director/Vice President

DocuSigned by:

Steve Armour
Director/Webmaster/Road Committee

DocuSigned by:

Allen Moreau
Director/Road Committee

DocuSigned by:

Brian Borr
Director