

Windmill Mountain Ranches POA, Inc.

15655 E Bull Spring Dr., 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 2024 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on November 18, 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
Chris Hughes, Treasurer	Donna Armour, Secretary

The following members were in attendance:

Keith Hughes	Vince Miles	William French	Levi Sanders
--------------	-------------	----------------	--------------

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 9:03 am on Monday, November 18, 2024 for the purpose of action on the following agenda items:

AGENDA ITEM 1: 2025 Proposed Budget, Submitted by Chris Hughes

The board reviewed the to date expenses for 2024 and agreed on a proposed 2025 budget. A motion was made to approve the budget. The motion was seconded and passed unanimously.

AGENDA ITEM 2: Treasurers Report, Submitted by Chris Hughes

Chris reported that the current bank balance is \$177,868.97.

AGENDA ITEM 3: 2025 Assessment/Late Payment Fees, Submitted by Chris Hughes

After the board reviewed the to date expenses for 2024 it was decided that the assessment for 2025 would remain the same at \$230.00. A motion was made to approve the 2025 Assessment. The motion was seconded and passed unanimously.

Chris requested clarification on the late payment fee. If a member fails to pay their balance by the required date a late payment fee will be added. If the payment is made without the late payment fee it will be invoiced again with the following years assessment.

AGENDA ITEM 4: Date for the Annual Meeting, Submitted by Donna Armour

It was discussed that the annual meeting will remain at the Dambar Restaurant on Presidents Day weekend, Saturday February 15, 2025. A motion was made to approve the 2025 Annual meeting date and location. The motion was seconded and passed unanimously.

AGENDA ITEM 5: Liens, Submitted by Chris Hughes and Donna Armour

A report has been created to show who liens have been filed on since 2019. Liens have not been filed yet for 2024 and Chris asked for clarification as to when to file liens. Chris will provide a list to Randy of what liens need to be filed this year. Chris and Donna will get the liens ready to file once the invoice mailing is done. For the future liens, there will be a meeting in May to determine what liens to file with a goal to have them filed by the end of June every year.

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 10:36 am.

Minutes submitted by:

Donna M Armour

Donna Armour
Secretary


Approved:



Randal Bublitz
President/Director


Norman Younghusband
Vice President/Director/Road Committee

Steve Armour
Director/Webmaster


Allen Moreau
Director

Larry Johnson
Director

Windmill Mountain Ranches POA, Inc.

15655 E Bull Spring Dr. Kingman, Arizona 86401

www.windmillranch.org

windmillranchazpoa@gmail.com



Exhibit A

2025 Proposed Budget

		Actual As Of 11/18/24
Income:		
Assessments	\$50,000.00	\$39,942.90
Collections		\$18,534.65
Finance Charges, Late Fees & Transfers		<u>\$28,223.50</u>
Total Income:	<u>\$50,000.00</u>	\$86,701.05
Expenses:		
Administrative Expenses	\$ 2,000.00	\$ 1,926.22
Annual Meeting	\$ 800.00	\$ 743.40
AZ Corporation Commission	\$ 10.00	\$ 10.00
Insurance	\$ 3,000.00	\$ 0.00
Legal Fees	\$ 5,000.00	\$ 0.00
Mohave County Filing Fees	\$ 1,000.00	\$ 91.50
Road Maintenance	\$ 40,000.00	\$ 27,652.54
Trash Disposal	\$ 4,080.00	\$ 4080.00
Property Maintenance	\$ 500.00	
Total Expenses:	<u>\$ 56,390.00</u>	<u>\$ 34,503.66</u>
Net Income:	\$ -6,390.00	