

# 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 January 17, 2025 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	Mike Dempsey	Junn Badua
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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 9:01 am on Friday, January 17, 2025 for the purpose of action on the following agenda items:

AGENDA ITEM 1: Report from Attorney Meeting, Submitted by Randal Bublitz

Norman, Randy, Chris and Donna had a meeting with the POA attorney to gather information on liens and what the requirements are. We filed 21 liens for 2024, 2 of those liens were in preparation for a foreclosure on 2 parcels. Donna Armour, Secretary reported on the procedure for Delinquent accounts. A lengthy discussion was held about how many properties we should file foreclosure on this year.

Norman Younghusband had inquired at the meeting about property owners that have not paid their taxes. There is a way to buy the taxes and then foreclose on the property after a set amount of time. If the owner chooses to bring their taxes current then they would have to buy them from us and pay a 10% interest. The problem for the POA is, if the property taxes aren't being paid and the county does a treasurers sale then we lose any money that was owed to us. There is one property that the POA would like to start this process on now.

A motion was made to approve buying taxes on 2 parcels as a test case. The motion was seconded and passed unanimously.

AGENDA ITEM 2: Ranch Mail, Randal Bublitz

There have been ongoing problems with the delivery of mail and packages. At one point we were told that our packages would no longer be delivered to the horse trailer. Now they are being delivered again. Larry Johnson had a conversation

with one of our delivery people, Tim. Tim stated that it is easier for him to deliver those boxes than to take them back to town so he will continue to deliver large boxes to the horse trailer. We do not know if Sandee the other mail person is doing the same. Donna reported that she can now view POA mail on informed delivery to confirm that we are receiving our mail. Both mail carriers continue to put the POA mail in the wrong boxes. We have tried to file complaints in person, over the phone and on the web but no one will contact us. Donna waited for Tim one day to report the issues and he pulled all of the missing mail out of 2 different out boxes. Most likely it was delivered to the wrong box and they put it in the outgoing mail.

There was a discussion that followed about FedEx but it appears except for them having many new drivers over the holiday they are doing ok.

AGENDA ITEM 3: Update on POA Water Tanks, Submitted by Randal Bublitz

The next step is to purchase the supplies needed to run the water lines. This is all volunteer work and everyone has been busy. The board scheduled to install the water lines on Thursday, February 6 at 9am. The supplies have been purchased to make the solar array but it needs to be welded. Once the water lines are in the tanks can be filled by generator until the solar panels are installed.

AGENDA ITEM 4: Road Report, Submitted by Norman Younghusband

The person who does our road grading is retiring from grading. His grader is for sale. The POA proposes to purchase the grader from him for a cost of \$35,000.00. The POA does not want to own the grader because it is a liability issue. A property owner has agreed to do a rental/purchase agreement to buy the grader from the POA. The owner purchasing the grader will be responsible for all maintenance and repairs. He will be paid \$150.00 per hour and \$75.00 of that will be retained as the lease payment. Because he lives here on the ranch our roads should get attention quicker. Should anything happen to this owner prior to the grader being payed off the grader would come back to the association and the POA would need to find another owner willing to take on the rental/purchase agreement. The Treasurer asked for detailed invoices that show what roads were graded.

If the POA had to pay someone to grade our roads it would cost \$1,500.00 to have the equipment delivered and picked up and \$500 per mile for the grading.

If owners want their driveways graded it is an option but they would have to pay for the graders time at \$150.00 per hour.

A motion was made to purchase the grader and sell it to an owner on a rental/purchase agreement The motion was seconded and passed unanimously.

AGENDA ITEM 5: Treasurers Report, Submitted by Chris Hughes

The current bank balance is	\$189,790.07
Assessments collected in 2024 from 2025 billing is	\$22,878.00
The next deposit will be at least	\$9,968.00 Still collecting checks for this one.
Total collected so far for 2025 assessments	\$32,847.00

There have been several past due accounts collected so far, ones who hadn't paid for 2-3 years.

2024 Profit/Loss

<u>Profit</u>	
\$61,866.80	Assessments and settlements
<u>\$ 1,000.00</u>	10 property sales at \$100 transfer fee per sale
\$62,866.80	Income

Expenses

\$ 3,799.04	Annual Meeting/AZ Corp Commission.
\$ 2,434.73	Professional Liability Insurance Policy.
\$ 1,776.90	Office Supplies - New Treasurer's computer, update to older computer for secretary. Postage, Filing fees for Liens
\$33,129.74	Road Maintenance / Repair
<u>\$ 4,760.00</u>	Trash Service
\$45,900.41	Total Expenses
16,966.39	Net Income

Customers can now pay us with cash as both Chris and Donna have receipt books.

Chris proposed accepting credit card payments in person or over the phone and using her Square app to process the payment. The charge would be 3.5% and we would add that to the customers bill.

A motion was made to accept credit cards payments via Square in person or over the phone. The motion was seconded and passed unanimously.

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 10:11 am.

Minutes submitted by:

Donna M Armour

Donna Armour  
Secretary

Approved:

  
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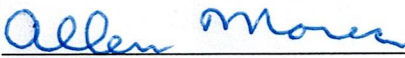
Randal Bublitz  
President/Director

  
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Norman Younghusband  
Vice President/Director/Road Committee

  
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Steve Armour  
Director/Webmaster

  
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Allen Moreau  
Director

  
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Larry Johnson  
Director