

Windmill Mountain Ranches POA, Inc.

15655 E Bull Spring Dr, 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 2024 board of Directors of Windmill Ranch Phase II and Windmill Mountain Ranches Property Owners Association, Inc. was held on February 15, 2025 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	Larry Johnson

The following officers of the corporation were in attendance:

Norman Younghusband, Vice-President	Chris Hughes, Treasurer	Donna Armour, Secretary
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The following members were in attendance:

There were 24 Members present, see attached sign in sheets.

Vice-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 12:35 pm on Saturday, February 15, 2025 for the purpose of action on the following agenda items:

Old Business: Norman asked for a motion to approve the last year's minutes, there was a question about roads and if this was part of the old business. It was asked that the question be held until the road update portion of new business. A motion was made to approve last years annual meeting minutes, it was seconded and passed unanimously.

AGENDA ITEM 1: Treasurers Report, Submitted by Chris Hughes

Revenues for 2024 Assessments and Prior Year Assessments:	\$ 62,314.00
Income from Transfer of Property	<u>\$ 1,000.00</u>
Total Income:	\$ 63,314.00
Expenses	
POA Annual Meeting	\$ 743.04
AZ Corp Commission	\$ 10.00
Bank Charges, returned check fees, etc.	\$ 24.00
Insurance	\$ 3,046.00
POA Property Supplies, solar Panels and well pump.	\$ 865.65
Professional Expenses – Postage, Computer, Accounting Program, Lien filing.	\$ 2,653.73
Road Maintenance and Improvements	\$ 33,129.74
2 Dumpsters	<u>\$ 4,760.00</u>
Total Expenses	\$ 45,232.16
Net Income:	\$18,081.84
Current bank Balance as of February 14, 2025:	\$ 179,375.44

AGENDA ITEM 2: Road Report, Submitted by Norman Younghusband

Norman stated that because there has been so little rain, the roads are breaking down to powder in some places. This requires that it be dug out and wet material put back in. The grader is just blading dust around with the dry dirt. A bypass was created for an area that eliminated 2 wash crossings and bypassed rocks that could no longer be graded. There are rocks popping up everywhere and when the blade hits rocks it just pops up and over and contributes to the wash-boarding..

There is a problem with the roads due to rocks because we have been blading it down further and further and are running out of material to work with. This was the reason for purchasing the property on Bull Spring. Now there are 2 - 5,000 gallon water tanks that were just recently plumbed to the well. Now water is available at the top of Bull Spring and its easier to grade both directions from there. This should allow grading to start using the water truck with the blade and maybe get some road work done that way. Since it did just rain blading started at the front of the ranch.

The traffic on the roads has increased significantly causing the roads to be wash-boarded again within 2 weeks of grading. Randy had requested that everyone slow down. There are many blind corners, please drive safely.

The POA has purchased Ralph McDonnell's grader. Ralph suffered an injury and will no longer be grading our roads. Without that blade the POA would really be in trouble. It is very difficult to find someone to hire with their own equipment to do this work along with the expense. Mike DeMack asked if we were accepting bids to operate the grader because he knows a retired equipment operator that would be interested in the work. Norman asked Mike to have him call him.

AGENDA ITEM 3: Election Results, Submitted by Donna Armour

It was a pretty simple tally as there were only 5 members running for the board, the same 5 members as last year. Donna asked that people please consider volunteering.

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

188 - Steve Armour
188 - Randy Bublitz
184 - Larry Johnson
184 - Allen Moreau
188 - Norman Younghusband

There will be a meeting on Thursday, February 27th to Validate the election and elect the officers for 2025

AGENDA ITEM 4: General New Business, Submitted by Norman Younghusband

Norman reported again that the POA purchased the grader. He thanked Donna and Chris for all the positive collection efforts and all the hard work that goes into keeping the POA running. Norman explained that the reason that the POA exists is because the state requires it because of the state roads that the POA owns. The POA is required to maintain them. If this POA fails the State will come in and hire a company to run the POA and the annual assessment will skyrocket.

In addition, Norman asked that if you want to make a statement, run for the board. No one new ran for the board this year. It is easy to sit back and complain that things aren't getting done. If you want to help make a difference, run for the board. Ray Mc Cool asked a question about when the board meets. Norman advised Ray that all meetings are posted on the website and at the front of the ranch.

AGENDA ITEM 4: Website Update, Submitted by Steve Armour

Steve reported about the website and updates. www.windmillranch.org

He gave an update about the bulletin board, photos, meeting minutes and corporate documents, all available on the website.

AGENDA ITEM 5: Secretary Report, Submitted by Donna Armour

Donna explained about the new Consent to Receive Electronic Communications form that was included in this year's mailing. She told about the issues with the post office destroying our envelopes, so much so that next year's mailing will not be in window envelopes. She had some forms on hand for anyone else who would like to sign up. Regular mailing will not change, this is just an additional service for those who are interested.

AGENDA ITEM 6: Credit Card Payments, Submitted by Chris Hughes

Chris announced that the POA can now accept credit card payments. There is a fee for this service that the consumer will pay just as you do anywhere else you use your credit card these days. Merchants are no longer required to absorb those fees. She can accept payments over the phone and the system does not retain your information. She can also take them in person at any meeting.

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

Lynn Bublitz thanked all the board members and officers for donating their time. Lynn stressed that it takes a lot of time and effort that the members don't see.

Sam Wright gave an example about one of the reasons he chose his property close to the highway because he didn't want to drive that far on dirt roads but if you chose to purchase property in the back of the ranch then you chose to drive those extra miles on dirt roads. He reiterated that what we pay per year is much less than even trash service for a year. It is a big expense to get the grader to the back of the ranch and it takes away time from the roads that are constantly traveled. If you chose to purchase your property 10 miles back then you need to have patience and expect bumpy roads.

Mike DeMack disagreed. He says that everyone pays the same and should receive the same quality of service. Norman stated that there are people 1000 feet off the highway on the ranch that pay the same amount as Mike and receive nothing extra for it. Lynn Bublitz reiterated the point being we have all chosen to live on dirt roads and should understand that they are not always going to be perfect.

Keith Hughes, former Board member and former president stated that the roads have been a contentious issue for years. He stated he is not defending the lack of maintenance, nor is he defending the maintenance we are getting. His comments were that someone should propose an idea to do it better. It's easy to stand in the back and throw hand grenades. Somebody step forward and come up with a plan to make it better. Mike DeMack stated that he was just shut down trying to make an offer. Keith stated that this is probably not the correct venue for that offer. Bring it to a board meeting, propose it directly to the board.

Larry Dobbins stated that the blade does come to the back of the ranch but stops three quarters of a mile shy of the end of Bull Spring. The last time he stopped at Granny Knot which is about 1.5 mile from the end of Bull Spring turned around and left. So he says that the blade does come all the way back there but turns around short of the end of Bull Spring.

Keith Hughes asked why isn't the grader going all the way to the end of Bull Spring. The CC&Rs clearly state that the POA will maintain the roads. There can be no debate about that but the definition of maintaining the roads is what is in question. If the roads are passable that is probably OK he was prepared for that when he moved here and if they aren't OK then he will fix his with his personal tractor.

Norman stated that there are a lot of roads that the POA isn't grading 2 times a year because nobody uses them. If a road is not well traveled and not rutted there is no reason to grade it twice a year. It will ruin the road. The roads that are the most traveled are what the grader concentrates on. There are some places where the road bed is 5 feet lower due to grading and there are rocks protruding. New dirt must be put down in these areas to correct the road bed. Currently the

dirt for fixing the wash comes from Junn Badua and Dave Slater's property. They have graciously donated this dirt. Without this dirt you would not be able to cross the wash.

Board Member Larry Johnson asked Larry Dobbins about the surface of the road that is in question. Larry stated that the downhill side of the road has been graded too low and the water runs off the downhill side and washes out the road.

Norman stated that the future of road grading is going to be more costly because a water truck is needed, screening dirt for raising the road bed plus grader and grader maintenance. The POA is doing the best it can to keep the costs down but the new way the roads have to be maintained could result in increased dues in the future.

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 1:12 pm.

Minutes submitted by:

Donna M Armour

Donna Armour
Secretary

Approved:

Randal Bulbitz

Randal Bulbitz
Director/President

Steve Armour

Steve Armour
Director/Webmaster

Larry Johnson
Larry Johnson
Director

Norman Youngusband
Norman Youngusband
Director/Vice-President/Road Committee

Allen Moreau
Allen Moreau
Director