

AGENDA
SPECIAL BOARD MEETING
April 9, 2026 6:00 PM
Mammen Public Library – Meeting Room C

1. Call to Order
2. Roll Call and Confirm Quorum of Board
3. Opening Remarks by Acting President
4. Appointments to Fill Vacancies on the Board pursuant to Section 10.3 of the Windmill Ranch HOA Bylaws
 - President – term expiring December 2026
 - Community Care(Social) Director – term expiring December 2027
5. Approval of Road Work Expenses and Discussion of Bids received pursuant to the road plan created and approved by the community in 2018
 - Scope of Work
 - Estimates Received
 - Approval of maximum amount to be spent
6. Landscaping and Enhancements to the Front Entrance (\$10,200 expenditure approved in the November 2025 Annual Meeting of the Membership)
 - Wagon (Decision to Remove or Repair)
 - Layout of Flower Beds and Drought Resistant Landscaping
 - Large Rocks roadside to protect sprinkler system
7. Board Approval of the proposed Restated DCCR's and Board Approval to Initiate a Vote by Membership to Approve/Disapprove the proposed Restated DCCR's
8. Comments for the Good of the Community
9. Adjournment