

Countryman Creek Ranch Homeowners Association

Meeting Minutes

Saturday May 3, 2014

Opening: The regular meeting of the Countryman Creek Ranch Homeowner's Association was called to order at 9:00 a.m. on Saturday, May 3, 2014 by Perry Helt.

9:00-9:33 Presentation on fire mitigation and protection by Fire Chief Rich Cowger

Board Members Present:

Perry Helt
Jennifer Kessler

Mike Kent

Sharon Flemetis
Cheryl Oster

Proxies and Summary of Proxies received

Lot #	Votes	From	To		
5	1	C. Lanciano	Perry Helt	1	Perry Helt
87	1	J. Monroe	Mike Kent	2	Mike Kent
1	1	C. Rabideau	Courtney Hall	1	Courtney Hall
123	1	M. Solberg	Mike Kent		

Total number of votes: 142

Number of votes in poor standing: 54

Total # of votes as basis for quorum: 88

votes required for quorum (1/10): 9

of votes by Proxy (present): 4

of votes in attendance: 25

Total # votes represented: 29

Chairman's Report

- Locks are no longer on wells, members with keys asked to turn them in as they are no longer needed.
- Clarification of bridge locations, work done, and upcoming work.
- Explanation of sign amendment.
- HOA Books recalled from prior accountant, new accountant is Patty Hamilton.
- Weed Spraying completed in 2013
- Brush pile burnt

Annual Meeting Minutes Approval

Courtney Hall motioned to accept 2013 annual meeting minutes as written, motioned seconded by Perry Helt; member body votes yes, no naysayers.

Financial Report

No member comments on financial report.

Committee Reports/New Business:

Road Committee: Member body was advised by Perry Helt that road grading will commence in approximately 2 weeks and that all roads would be taken care of. Some members expressed concern that the grading only makes their roads worse and requested that their specific portions of road NOT be graded. Roads needing repair were brought up, Gibbon Rd, Lewis Trail and Medicine Crow in particular.

Fire Committee: (Courtney Hall) Fire truck not filled yet. It needs to be driven to get rid of the old fuel as the truck has been sitting for several years. The truck also needs a new battery. Suggestions made by Chief Cowger were reiterated by Perry Helt and members were encouraged to make use of the fire department mitigation services. Courtney requests that members please place materials for the burn pile on the burn pile and not scatter materials along the outskirts. It is expensive to have the pile pushed together before burning.

Weeds: Using Bio controls for weed control was brought up by Bob Purvayn and discussed by members. Don Holzheimer motioned to use bio-controls in lieu of spraying, and the motion was seconded by Courtney Hall. Motion was unanimously approved.

Two board positions open:

Mike Kent nominated Perry Helt, Bob Purvayn seconded

Bob Purvayn nominated Courtney Hall, seconded by Sharon Fletmetis

Member body approved board nominations, no naysayers

Meeting floor opened for remarks and discussion:

HOA board has no issues accepting partial payments on accounts in arrears and is willing to work with anyone who communicates the necessity.

Some road improvements need to be made, further discussion required

Budget Approval: Budget discussed as potentially fluid document; solutions may be required for plow truck, and bridge and road improvements. Don Holzheimer motioned to approve budget, Gary Sparks seconded motion, and members unanimously approved motion.

Announcement for next annual meeting Saturday May 2nd, 2015 9:00 a.m.

Meeting adjourned at 11:43 p.m. by Perry Helt