

COUNTRYMAN CREEK RANCH HOMEOWNERS ASSOCIATION

PO Box 352 Columbus, MT 59019



Annual Meeting Minutes

Saturday May 2, 2015

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

Opening: The regular meeting of the Countryman Creek Ranch Homeowner's Association was called to order at 9:33 a.m. on Saturday, May 2, 2015 by Courtney Hall.

Board Members Present:

Courtney Hall
Jennifer Kessler

Vince Slevira

Sharon Flemetis
Cheryl Slevira

Proxies and Summary of Proxies received

Lot #	Votes	From	To
118	1	Butler, V.	Board
134	1	Fain, B. & P.	Carolyn Hardel
13	1	Kent, M. & M.	Courtney Hall
5	1	Lanciano, C	Board
25, 96, 97	3	Lanciano, S.	Board
87	1	Monroe, J.	Courtney Hall
1	1	Rabideau, C. & T.	Courtney Hall
84, 68	2	Ruger, M. & M.	Don or Cindy Epperson
123	1	Solberg, M. & B.	Board
28, 29	2	Solomon, N. & G.	Bob Purvayn

Total number of votes:	142
Number of votes in poor standing:	17
Total # of votes as basis for quorum:	125
# votes required for quorum (1/10):	13
# of votes by Proxy (present):	14
# of votes in attendance:	13
Total # votes represented:	27

Chairman's Report

Weed spraying will need to be done again this year; board is planning on looking into a new contractor.

Brush pile was condensed, will most likely wait until winter again to burn it- people dumping brush along the side of the pile instead of on top of the pile continues to be a problem.

New contractor for roads was selected, grading and re-shaping of roads will be done in the next few weeks.

Annual Meeting Minutes Approval: Bob P. motioned to accept minutes as written, Steve S. seconded motion, no naysayers.

Financial Report /Budget Approval

Delinquent accounts were reduced from 54 accounts in arrears in 2014 to 17 accounts in arrears for the 2015 annual meeting.

Perry H. indicated desire to "go after" account that was furthest behind to "make an example"- John D. pointed out that this would be a fruitless venture, member body seemed to agree with John's sentiments.

Bob P. stated that the board does not approve attorney's fees, approval is done by member vote.

Bob P. motioned to accept budget, Tom K. seconded, no naysayers

New Business:

The board will look into vehicle solutions for the snow plow truck. GSA auctions may be a possibility, also using the current fire truck as a snow plow vehicle is a possibility

Weeds: New contractor will be selected, spraying will still be done

One board position open:

Bob Purvayn nominated Sharon Flemetis for a second term. Member body approved board nomination, 26 votes yea, one vote nay

Meeting floor opened for remarks and discussion:

Member requested covenant update to allow 4-H animals. Discussion of covenants ensued. Member body determined that animals could be approved by animal review committee (no vote was done on this committee, board responsibility).

Covenant update discussion led to 2 volunteers (Nikki B. and Gayle H.) to collect opinions and receive input from homeowners regarding potential ideas for covenant updates. Member body voted, 26 votes yea, one vote nay.

Announcement for next annual meeting Saturday May 7th, 2016 at 9 a.m.

Meeting adjourned at 11:10 a.m. by Courtney Hall