

COUNTRYMAN CREEK RANCH HOMEOWNERS ASSOCIATION

PO Box 352 Columbus, MT 59019



CCR HOA Annual Meeting Minutes

Saturday May 6th, 2017

Opening: Meeting was called to order at 9:00 am by HOA Vice-President Vince Slevira

Board Members Present:

Vince Slevira

Jennifer Kessler

Cheryl Slevira

Proxies and Summary of Proxies received

Lot #	Votes	From	To
24	1	Howell, J.	Matt Brubaker
134	1	Fain, B. & P.	Richard Hardel
106	1	Johnson, S.	Tom Kessler
69	1	Post, C.	Tom Kessler
103	1	Jackson, J.	Board
5	1	Lanciano, C.	Board
123	1	Solberg, M.	Board
14	1	Perry, A.	Board
25, 96, 97	3	Lanciano, S.	Board
55	1	Miller, M.	Board
1	1	Rabideau, C. & T.	Courtney Hall
12	1	Montagnino, B. & P.	Don Holzheimer

Total number of votes:	142
Number of votes in poor standing:	8
Total # of votes as basis for quorum:	134
# votes required for quorum (1/10):	13
# of votes by Proxy (present):	14
# of votes in attendance:	26
Total # votes represented:	40

Two Proxies (5 votes) were received late and were not counted; one proxy was improperly executed and not counted.

Chairman's Report

Power point presentation- Thanks to Bob and Courtney for supervising the burn pile, road work completed on major roads, emergency road repair completed on Hoppe Dr.

Annual Meeting Minutes Approval: C. Hall motioned to approve 2016 annual meeting minutes, G. Helt seconded motion. Member body approved, no nays

Financial Report/Budget Approval: N. Solomon motioned to accept financial report and 2018 budget. R. Hardel seconded motion. Member body approved, no nays.

Three Board Positions open: T. Finney volunteered for open position, Walt summers seconded, no nays. Don Holzheimer nominated Jennifer and Cheryl for another term, no nays, new board positions are as follows: Treasurer (remainder of term)- Jennifer Kessler, Secretary- Teri Finney, Member at Large- Cheryl Slevira,

New Business:

Asset Sales: Member body approves sale of HOA assets, to include '79 Dodge, water trailer, and antique wagon. Letters will be sent out soliciting bids from member body, posted on Facebook and website. Board will determine fair market value and set a minimum bid for asset sales.

Road Reimbursement: Member body determined that road reimbursement should be the exception, and NOT become a regular practice. No precedence should be set by the approval of any reimbursement for road work. Any requests for reimbursement of road work must be brought before the member body for approval, on a case by case basis, with no guarantee of approval for reimbursement.

Member body discussed reimbursing Holzheimer for road work done to repair the washed out lower portion of Clark Dr. C. Epperson motioned to approve \$4,150.00, or 1/3 of the total cost of the road repair. P. Helt seconded the motion. Member body approved motion to reimburse Holzheimer \$4,150.00, no dissent. Board determined to split reimbursement into 2 payments of \$2,075.00, one to be made forthwith and the other close to the end of the fiscal year (April 2018).

Member body discussed reimbursing Hardel for moving and improvements made to Lewis Trail. Hardel presented that he maintained and repaired road at his personal cost over at least the last 5 years, and felt that he should receive reimbursement because of past repairs, and increasing the safety of the road. A suggestion was made to reimburse based on the amount of homeowners plus the association (6 total) on the road, which would total \$1,311.20. After significant discussion, Holzheimer motioned to reimburse Hardel \$1,311.20, P. Helt seconded the motion. Member body voted to approve reimbursement, with two exceptions and one nay. The exceptions stated that the reimbursement was for road maintenance only, NOT for voluntarily moving the road.

Howell Road: A request was made on behalf of J. Howell by his realtor M. Brubaker to build a road at the owner's expense across common ground up to the homeowner's property line. Discussion included the potential loss of grazing ground, and that the existing road to the home was installed by the homeowner. The general attitude was that of dissent, and it was recommended that the homeowner repair his current road, or look at alternate routes on neighboring property; with permission, as it was unlikely that he would be allowed to utilize common ground.

Horse Corrals: Do not tear down horse corrals, users can maintain as they are needed. Place a sign stating "Use at your own risk" to reduce HOA liability.

Shooting Range: Not Approved; expense, maintenance, and liability to HOA are too great.

Collection Agency: Previous attempts at using collection agency did not pan out; it was determined to be not worth the effort or expense. G. Helt offered to make phone calls to help arrange payments on current homeowners with past due accounts. J. Kessler requested approval to write-off past due amounts on properties that had been sold prior to 2011. D. Holzheimer motioned to write-off past due amounts on properties sold prior to 2011. N. Solomon seconded the motion. No dissent.

Burn Pile: The individual whose name is on the burn permit takes on the liability of performing the burn. In the future, the HOA needs to obtain the burn permit. C. Hall is still willing to help oversee the burning of the brush pile as long as the burn permit is in the HOA name. C. Hall has recommendation for individual to push the burn pile together for minimal cost.

N. Solomon volunteered for the road committee

P. Helt volunteered for the road committee

Gravel was requested around the area of the upper well.

2018 meeting set for May 5th, 2018

Meeting adjourned at 11:53 a.m.