



# Annual board meeting minutes

September 19, 2020.

9am - 12:30pm

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## Board member Attenies

President: Rob brown

Vice President: Linda Barr

Treasurer: Robert Foote

Member at large: Tim Stewart

## Agenda

### Updates

- Road work with Blackbeard Construction starts September 21st - 23rd.
- Bridge #3 has been patched but unfortunately to get it properly fixed it will take more then the HOA can afford.
- Linda Barr has aquired most of the back dues of HOA dues and gotten them current.

### Budget for 2019-2020

# Countryman Creek HOA Profit and Loss May 1, 2019 - April 30, 2020

| Income:                             | Total               |
|-------------------------------------|---------------------|
| Assessments                         | 24,778.23           |
| Interest                            | 4.21                |
| Pasture Lease-Cattle                | 4,306.00            |
| Unapplied Cash Payment              | - 141.23            |
| <u>Total Income - Gross Profit</u>  | <u>\$28,997.23</u>  |
| Expenses:                           |                     |
| Administration                      |                     |
| Mini Storage                        | 120.00              |
| Legal & Professional Fees           | 591.00              |
| Audit / View Bank Records           | 25.00               |
| Insurance Policy                    | 2,482.00            |
| County Taxes                        | 144.33              |
| MT State Taxes                      | 73.00               |
| <u>Total Fees/Taxes/Insurance</u>   | <u>2844.33</u>      |
| Meeting Expense:                    |                     |
| Copying Printing/Supplies           | 77.05               |
| Facility/Refreshments               | 250.00              |
| Postage                             | 186.00              |
| <u>Total Meeting Expense</u>        | <u>513.05</u>       |
| Office Expense:                     |                     |
| Bank Service Fee                    | 5.00                |
| Office Supplies                     | 472.27              |
| Postage/Member Mailings             | 124.20              |
| Web Page                            | 6319.00             |
| <u>Total Office Expense</u>         | <u>1,920.47</u>     |
| <u>Total Administration Expense</u> | <u>5,268.25</u>     |
| Ranch Expense:                      |                     |
| Depreciation                        | 160.00              |
| Bridge Material                     | 855.00              |
| Roads - Grading/Material            | 26,963.39           |
| Roads - Snow Removal/Sand           | 650.00              |
| <u>Total Ranch Expense</u>          | <u>28,628.39</u>    |
| Utilities                           | 42.02               |
| Electrical                          | 1,220.93            |
| <u>Total Utilities</u>              | <u>1,178.91</u>     |
| <u>Total Expenses</u>               | <u>\$35,676.15</u>  |
| Net Operating Income                | - 6,678.94          |
| <u>Net Income</u>                   | <u>- \$6,678.94</u> |

## Select new members for the board

- New Member at Large: Candiss Jett
- New Secretary: first vote resigned
- New Secretary: Rebekah Brouillette

## Proposals

- Proposed raising HOA Dues for better road maintenance.

- Income proposals for bridge #3

## NOTES

- **Special assessment** for road maintenance and bridge work.
- **Updating covenants** is going to be difficult without 2/3rds votes.
- **Road work cost** budgeted 3k ending cost about 10k.

## Volunteers for snow removal

If you would like to Volunteer please contact the board with your name and phone number. Please

## Minutes approved

President: \_\_\_\_\_

Date: \_\_\_\_\_

## 2nd approved

President: \_\_\_\_\_

Date: \_\_\_\_\_

Next board meeting will be held November 18th at 6pm at the burn pile.