

Annual Board Meeting Minutes

June 4th, 10am @ The Burn Pile

Stated 10:08 am - 11:03 am

Attendees

Brian Brouillette, *President*

Matt Hoppe, *Vice President*

Tamera Kretzinger, *Treasure*

Rebekah Brouillette, *Secretary*

Candiss Jetts, *Member at Large*

Agenda

Topics

Finances

- \$18,000 total spending for 2021
- \$21,746.57 in checking
- \$21,860.05 in savings

Countryman Creek Ranch HOA	
Profit and Loss	
June 2021 - May 2022	
	TOTAL
Income:	
Assessments	28,000.00
Interest	2.38
Miscellaneous Income	5.00
Sales	80.00
Total Income	\$28,087.38
OFFICE EXPENSE	
Expenses:	
Accounting	400.00
Administration	
Fees / Taxes / Insurance	
Insurance Policy	5,800.00
MT Corporation Filing Fee	45.00
Property Tax	148.00
Total Fees / Taxes / Insurance	6,093.00
Meeting Expenses	
Copying/Printing/Supplies	283.35
Total Meeting Expenses	283.35
Office Expenses	
Bank-Check Supplies	21.38
P.O. Box Rental	84.30
Web Page	800.00
Total Office Expenses	905.68
Total Administration	6,284.83
Purchases-1	1,488.87
Ranch:	
Plants/Grading / Material	18,775.93
Total Ranch	18,775.93
Rent/Utilities	602.00
Utilities	275.37
Electricity	770.80
Total Utilities	1,648.17
Total Expenses	\$18,786.05
NET OPERATING INCOME	\$7,260.25
NET INCOME	\$7,260.25

Countryman Creek Ranch HOA	
Expenses by Vendor Summary	
June 2021 - May 2022	
	TOTAL
AKS Exceeding	750.00
Atlanta	21.38
Bearmouth Electric	1,146.26
Danville Development	800.00
EMC Insurance Co.	1,700.00
Montana Department of State	30.00
Office Depot	283.35
Palmer Accounting	1,488.87
Schreder	148.00
State of Montana	4,577.86
Stilwell Consulting	1,247.00
US Liability Insurance	84.30
USPS	6,188.07
Not Specified	
TOTAL	\$18,786.05

Road work

- We spent \$13,000.00 on road materials for Clark, Madison, and Lewis Trail. With more work to come before winter.
- Bridge #2 needed work before fixing bridge #2.
- Proposal of \$1000 building fee for all new builds. All attendees in favor

Website

- Website is getting to be more user friendly and getting updated often. **Please promote the website more.**

Gun raffle

Congratulations Gun Raffle Winners!



New Business

Up for Vote

Board members 2 year term:

- Rebekah was Secretary
 - Rebekah's 2nd term at secretary
- Member at Large was Candiss
 - Jill Tinsley is now member at large

Open Discussion

1. HOA members can get a discounted price at Stillwater Excavating just mention Matt Hoppi for a discount.

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2. Karl Johnson asked for approval to have a helicopter, helicopter pad, and helicopter hanger.
 3. All vehicles need to stay on roads. Please do not drive on the grass unless needed.
 4. Attendees proposed monthly or yearly fees for business owners per employee within HOA. Board members will discuss in next meeting
 5. If you would like to volunteer for future work around the HOA, please email the board to put you on the volunteer list.

Next Meeting

Dates have not been decided yet but all can come. Email if you would like to get notified for the next meeting.