

Countryman creek HOA

Annual Board Meeting minutes

Saturday, 06.03.2023 9am started at 9:14am and ended at 10:41am

Please let us know if you did not get your HOA dues? Sorry if you received more than one for this year.

Attendees

President, Brian Brouillette

Treasure, Tamara

Secretary, Rebekah Brouillette

Member at large, Jill Tinsley

SIGN IN

PERRY / ELT	LOT #11	/ GAYLE / ELT
Mark Aronson	79 Lewis Trail	
Bill DeMezer	38 Lewis Trail	lots 130, 116, 99, 98
Darrell Wright	9 Yates	122
* Cindy Epperson	168 Clark Dr	12A
Sharon Flemet's	Lot #120	491 Countryman creek
Marilyn Segeberg	59 & 46	
* Portia Harts		
* Sandra Shore Harris		
Cindy Purvayn	Lot 20	
Brian & Rebekah	Lot # 24+25	
Kirk & Paige Gordon	29 Odessa	
* Linda Baar	Lot #85	
Sarah Crabtree; Peter Janssen	Lots 38, 39 & 40	
Mandi Osborne + Son Turner	1	
Caitlin Zabek + Stan Zabek	Lot 118	

Meeting Notes

Budget

1. Checking - \$10,388.21
2. Savings - \$1,529.32

Countryman Creek Ranch HOA				
Expense Report				
06/01/2023-05/31/2024				
Date	Category	Description	Notes	Amount
06/04	Misc	HOA Meeting Food & Drink		\$26.99
06/30	Banking Fee	Withdrawal Fee	Monthly Charge	\$5.00
06/31	Beartooth Elec.	\$25 REA Fee + Usage		\$94.05
7/10		Rail Carts for Bridge #3		\$1,600.00
7/19		Bounced Check from HOA Member		\$5.00
7/31	Beartooth Elec.	\$25 REA Fee + Usage		\$81.24
7/31	Banking Fee	Withdrawal Fee	Monthly Charge	\$5.00
8/6		Weed Sprayer	avail for use for memt	\$310.00
8/15	Insurance	Payne West Annual Renewal		\$1,858.00
8/28	Beartooth Elec.	\$25 REA Fee + Usage		\$81.24
8/31	Banking Fee	Withdrawal Fee	Monthky Charge	\$5.00
9/1	Beartooth Elec.	\$25 REA Fee + Usage		\$84.31
9/29	Aqqua Drilling	upper well		\$300.00
9/30	Banking Fee	Withdrawal Fee	Monthky Charge	\$5.00
10/12	Stillwater Excavating	road grading		\$4,250.00
10/2	Ranch Wise LLC.	Weed Spraying		\$1,993.42
10/24	Stillwater Cat	Skidsteer rental		\$900.00
10/24	TrueNorth Steel	Culverts	Hoppe, Clark, Daniels	\$830.55
10/24	Volunteer	Reimburstment for Fuel	cummulative	\$300.00
10/31	Banking Fee	Withdrawal Fee	Monthky Charge	\$5.00
10/25	Beartooth Elec.			\$83.15
10/27	Stillwater Exc.	Gravel		\$3,770.96
10/27	United States Insurance	Insurance premium		\$1,509.00
Total Expes for Year:				\$18,102.91

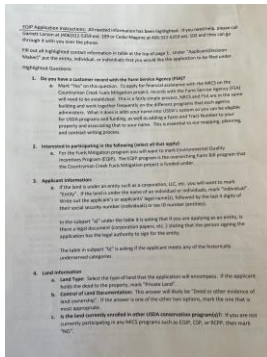
Next year's budget plans

Bridge- \$20,000.00 budget to put the bridge together.

Road work- \$10,000.00 budgeted for roads in HOA.

Items of discussion

1. Sending out letters for vote on upping the HOA dues and or a vote for a special assessment to fix bridge #3. **The vote did not get a 2/3s vote. Motion denied**
2. Road work, board voted to allocate \$20,000 for now on bridge #3 materials to mend and put into the new bridge. Also \$10,000 will go to road work throughout the HOA. **Grading will be done along with some road work like ditching, culverts, and adding materials. Around August**
3. Burning, we have a few locations to burn this year, bridge #3 has three log jam piles, log piles by horse lean to, and the burn pile. **The conservation district of the state will pay and help cut for your property to get cleaned up for fire prevention. If you feel like cleaning the creek and making log piles to burn. Please feel free just let us know and we can help.**
4. Weed control. **Info Packets available,**



5. New builders not adhering to the covenants! There are several new neighbors coming into the HOA and they are building without permission and also not following the covenants. Letters will be sent out to all those who are not in compliance with the HOA covenants.
6. Raffle. **Winners!! Ned Solomon and CPU! You can get your voucher from Jill. Pick up at Pioneer Trail in Big Timber, (406)932-4555**
7. Silent auction of old kids bus stop building. **Congratulations Sharon Flemetis on your silence bid.**

Action Items

1. Rebekah Motioned for President: **Brian Brouillette, Jill seconded and all were in favor.**

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2. Rebekah Motioned for treasurer: **Paige Gordon , Bill Demeyer seconded and all were in favor.**
 3. Perri Helt Motioned for Vice President: **Gale Helt, Bill Demeyer seconded it and only three opposed.**

Thank you to all who came.