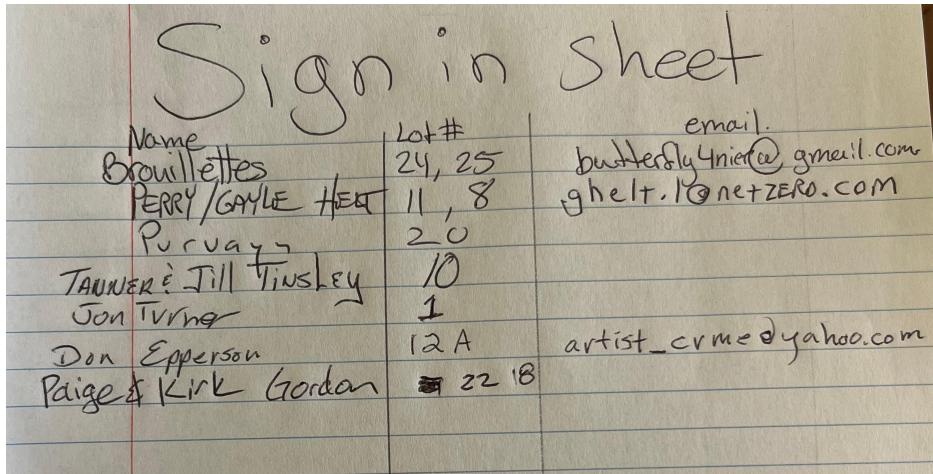

Annual Board Meeting

Saturday, June 1st, 2024

Attendees

Brian Brouillette, President
Gale Helt, Vice President
Paige Gordon, Treasurer
Rebekah Brouillette, Secretary
Jill Tinsley, Member at large



Name	Lot #	email
Brouillette	24, 25	butterfly4nic@ gmail.com
PERRY/GAYLE Helt	11, 8	ghelt.1@netzero.com
Purva	20	
TAUNER, Jill Tinsley	10	
Jon Turner	1	
Don Epperson	12 A	artist_crme@yahoo.com
Paige & Kirk Gordon	22 18	

Agenda

Last Meeting Follow-up

- **Road work;** this year we budgeted 15k. We had 12 loads on Clark hill 25th a per load that cost \$425 per. We rented a grader from Stillwater escalators for two days at \$280. 20 total hours worked on crowning, ditching, and cutting edges off of the roads. Clark hill, countryman drive, and Lewis Trail. The water truck rented at \$160 an hour and we had roughly 2 hours. John lent his compactor to compact the hill.

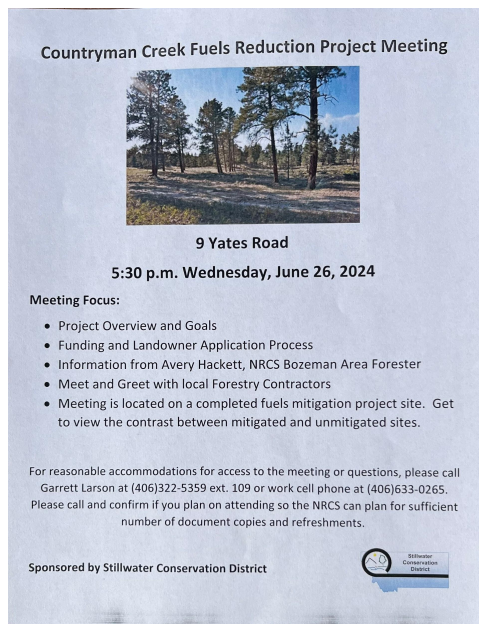
Thank you John and all the volunteers!

- a. Material - \$5100
 - b. Grader - \$5600
 - c. Water Truck - \$320
-

- d. Gas
- e. Volunteers time
 - i. Totalling \$11,020 for 2024 road work so far.
- 2024 summer, fall plans include grading the hill 1-2 times depending on moisture. Renting a skid steer and material for Medicine Crow, and other needed areas.
- **Bridge #3;** needs concrete footers and we need to hire an engineer to oversee the whole project. We also need state permits and to make a budget for the project.
- **Weed Control;** Jill Tinsley headed the weed control getting a \$2500 grant for this year to spray the common ground.

New Business

- **Fire Management** (speaker **Garrett Larson**); high priority for this year is cleaning up the common ground area at \$0. He has contractors lined up to work with the state at **No cost to the HOA. If you would like to be put on the list of properties to get cleared and cleaned please contact the board.** The state is doing this for 2024-2029



- **Budget;** to date
 - a. Savings \$5,000
 - b. Checking \$33,430

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		Nail Cuts for Bridge #3		\$1,600.00
7/19		Bounced Check from HOA Member		\$5.00
7/31	Beartooth Elec.	\$25 REA Fee + Usage		\$91.24
7/31	Banking Fee	Withdrawal Fee	Monthly Charge	\$5.00
8/6		Weed Sprayer	avail for use for memt	\$310.00
8/15	Insurance	Payco West Annual Renewal		\$1,858.00
8/28	Beartooth Elec.	\$25 REA Fee + Usage		\$91.24
8/31	Banking Fee	Withdrawal Fee	Monthly Charge	\$5.00
9/1	Beartooth Elec.	\$25 REA Fee + Usage		\$84.31
9/29	Acqua Drilling	upper well		\$300.00
9/30	Banking Fee	Withdrawal Fee	Monthly Charge	\$5.00
10/12	Stillwater	road grading		\$4,250.00
10/2	Ranch Wise LLC	Weed Spraying		\$1,993.42
10/19	Volunteer Fuel Reimbursement		ck #3142	\$100.00
10/24	Stillwater Cat	Skidsteer rental		\$900.00
10/24	TrueNorth Steel	Culverts	Hoppe, Clark, Daniels	\$830.55
10/25	Beartooth Elec.	\$25 REA Fee + Usage		\$83.15
10/27	Stillwater Etc.	Gravel		\$3,770.96
10/27	United States Insurance	Insurance premium		\$1,509.00
10/31	Banking Fee	Withdrawal Fee	Monthly Charge	\$5.00
11/24	Volunteer Fuel Reimbursement		ck # 3147	\$300.00
11/28	Beartooth Elec.	\$25 REA Fee + Usage		\$84.24

11/30	Banking Fee	Withdrawal Fee	Monthly Charge	\$5.00
11/30	Stillwater County	Taxes 2024		\$145.67
12/1	Beartooth Elec.			\$85.33
12/1	MT Dept Of Rev	Corporate Income Tax		\$50.08
12/31	Banking Fee			\$5.00
1/5	Office Depot	Office Supplies		\$70.96
1/5	Best Buy	Office Supplies		\$6.99
1/22	QuickBooks	Monthly Fee		\$90.00
1/24	Office Supplies	USPS, Stamps/Certified Mail		
1/26	Beartooth Elec.	\$25 REA Fee + Usage		\$83.06
1/24	Office Supplies	Stamps/Certified Mail		\$76.93
1/31	Banking Fee			\$5.00
2/27	Stillwater County Clerk	Lien Filer Ck #3151		\$5.75
2/27	Post Office	Certified Mail Lien Notice		\$8.73
2/29/24	Banking Fee			\$5.00
3/21/24	Dept. of Rev.	Back Taxes for 2021		\$109.61
3/24	Turbo Tax	Monthly Fee		\$90.00
3/26	Beartooth Elec.			\$83.93
4/2	USPS	Annual P.O. Box Fee ck#3134		\$100.00
4/4	USPS	Certified Mail		\$17.46
4/10	Stillwater County	Lien Notes #76 & #63 ck#3152		\$10.00
4/11	Stillwater County	"Statement For Corrected 2nd Half Tax Bill" ck#3135		\$5.45
4/23	Turbo Tax	Monthly Fee		\$90.00
4/26	Beartooth Elec.			\$84.09
5/23	Turbo Tax	Monthly Fee		\$90.00

Total Expenses for Year: **\$19,511.19**

Checking: \$33,430.18 Savings: \$5,005.54

Amount in Liens \$9,282.9 Amount Liens Pending \$4426.8 Unpaid Dues: \$25,887.36

i.

- **Cow lease agreement-** \$5800 fixed cost lease is until October.
- **Weed control;;** budget for weeds this year will be \$2500 to match the grant money for spraying weeds.

Notes

- **Proxies-** Bob spoke up about the board not sending out the proxy's for the annual meeting. The board was not aware that proxies needed to be sent out and we will try to do that for the next meeting.
- **Paper trail-** Bob also voiced concern about the files and that they need to be in a safe place and updated with the recent years' minutes. Rebekah will print the last 4 years worth of emails and HOA information for the files.
- **Insurance for board members;** we have insurance for the HOA but Bob wanted to make sure that the insurance for the individual board members as well. The board agrees and will look into this.

Action Items

1. **Vote for a new Secretary.** Brian nominated **Jill Tinsely**, Paige second motion all were in favor.
2. **Member at large.** Bob motioned to leave it vacant, no one seconded. Brian nominated **Tanner Tinsley**, Paige second it.



Next Meeting Agenda Items

1. Budget
2. Roadwork
3. Weed control