

Tri-County Indian Nations Community Development Corporation

*Chairman – Bradley Erwin, Vice Chairman – Cecil Carter, Secretary/ Treasurer – Lona Barrick
Members – Cindy Gallup, Debbie Eaton, Johnny Ward, Johnny Jump, Lona Barrick – Chickasaw Nation, Bradley Erwin -
Choctaw Nation*

06/06/2025

FILED
PONTOTOC COUNTY

JUN 06 2025

PUBLIC NOTICE

TAMMY BROWN, County Clerk

By Kathryn Goehs Deputy

RE: Tri-County Indian Nations Community Development
Corporation meeting of the Board of
Directors

Location: Mill Creek Community Center
105 E Main St.
Mill Creek, Oklahoma 74856

Date: Tuesday, June 10, 2025

Time: 9:30 a.m.

If you have questions, or need additional information,
please call (580) 310-9300, or write to:

Tri-County Indian Nations Community Development Corporation
Attn: Carolyn Hill
122 E. Main Street
Ada, Oklahoma 74820

Tri-County Indian Nations Community Development Corporation

Chairman – Bradley Erwin, Vice Chairman – Cecil Carter, Secretary/Treasurer – Lona Barrick

Members – Cindy Gallup, Debbie Eaton, Johnny Ward, Johnny Jump, Lona Barrick – Chickasaw Nation and Bradley Erwin - Choctaw Nation

BOARD MEETING

Tuesday, June 10, 2025

9:30 a.m.

Mill Creek Community Center
105 E Main St.
Mill Creek, Oklahoma 74856

AGENDA

1. CALL MEETING TO ORDER
2. COMPLIANCE WITH OPEN MEETING ACT
3. PUBLIC COMMENT, VISITORS & GUESTS
4. READING AND APPROVAL OF MINUTES
 - a. Discussion and Action on Minutes from Board meeting held on May 13, 2025
5. TREASURER'S REPORT OF CURRENT FINANCIAL STATUS, EXPENDITURES, RECEIPTS
 - a. Discussion and Action on Treasurer's Report
 - b. Discussion and Action Outstanding Expenditures
6. INFORMATION ITEMS
 - a. Self-Help Housing update
7. NEW OR UNFORESEEN BUSINESS
8. ADJOURN

FILED
PONTOTOC COUNTY

JUN 06 2025

TAMMY BROWN, County Clerk

By Waldyn Cecalus Deputy



**Tri-County Indian Nations
Community Development Corporation
122 E. Main Street
Ada, OK 74820**

May 13, 2025

BOARD MEETING MINUTES

A regular meeting of the Board of Directors of the Tri-County Indian Nations Community Development Corporation was held on Tuesday, April 8, 2025, in Sulphur, Oklahoma.

OFFICERS PRESENT: Bradley Erwin – Chairman, Cecil Carter – Vice Chairman

MEMBERS PRESENT: Cindy Gallup, Johnny Ward, Johnny Jump, and Debbie Eaton

STAFF PRESENT: Carolyn Hill - Housing Director, Shawna Graves – Account Specialist, Shane McDonald – Construction Supervisor

Chairman Erwin called the meeting to order at 9:33 A.M.

Chairman Erwin asked Shawna Graves if we were in compliance with the Open Meeting Act. Shawna Graves confirmed that the meeting notice had been posted, published, and filed.

The minutes from the Board Meeting of April 8, 2025, were presented for approval. Johnny Ward then made a motion to accept the minutes of the April 8, 2025, meeting. Debbie Eaton seconded the motion. With no further discussion, the motion passed unanimously.

TREASURERS REPORT:

- A. Discussion and Action on Treasurers Report – Shawna presented the Balance Sheet and Statement of Activities to the board for review. Cecil Carter made a motion to approve the treasurer's report as presented, the motion was seconded by Debbie Eaton. With no further discussion, the motion passed unanimously.
- B. Discussion and Action on Outstanding Expenditures – Shawna Graves presented for board approval the list of expenditures that had occurred since the previous board meeting. Johnny Ward made a motion to accept the outstanding expenditures as presented by Shawna Graves. Cecil Carter seconded the motion. With no further discussion, the motion passed unanimously.

INFORMATION ITEMS:

- A. Self-Help Housing Update – Chairman Erwin asked Carolyn Hill to discuss Self-Help Housing. Carolyn stated that there is currently one house under construction with the families working together to complete all indoor painting. Construction is moving swiftly, and homeowners are meeting on set days to work under supervision of the new construction supervisor. Carolyn also informed the board that we currently have three home buyers waiting on final Phase II building package approval from Rural Development. Tri-County faced a few setbacks in the previous month with changes to paperwork and regulations at Rural Development level but those are being resolved in a timely manner. Carolyn also advised the board that the cost of homeowners insurance has gone up drastically and has increased the cost of escrow payments. Tri-County also has many potential applicants waiting for the next group of four.
- B. Introduction of Shane McDonald to Board of Directors – Carolyn Hill introduced the new Construction Supervisor, Shane McDonald to the Board of Directors. Shane shared his plans for working with the families and his proposed time frame for home completion.

ADJOURN

With no further business to discuss, Johnny Jump moved to adjourn the meeting, seconded by Debbie Eaton. With no further discussion the motion passed unanimously. The meeting was adjourned at 11:05 a.m.

The next meeting will be held on Tuesday, May 13, 2025 in Coalgate, Oklahoma.

Chairman of the Board

Recorder

9:33 AM
06/03/25
Accrual Basis

Tri County Indian Nations CDC
Balance Sheet
As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1. SHH Checking Citizens	3,106.05
2. SHH Savings Citizens	4,461.07
3. Petty Cash	13.32
4. Tri County Vision Account	2,569.30
5. OHFA Checking	885.93
Total Checking/Savings	11,035.67
Accounts Receivable	
Accounts Receivable	5,045.00
Grants Receivable	292,844.94
Total Accounts Receivable	297,889.94
Other Current Assets	
Acc Rec Clearing Acct	-5,410.89
Forgivable Home Loan Receivable	371,688.00
Prepaid insurance	2,269.53
Undeposited Funds	2,030.09
Total Other Current Assets	370,576.73
Total Current Assets	679,502.34
Fixed Assets	
Accumulated Depreciation	-41,171.57
Furniture and Office Equipment	36,325.72
Tools and Construction Equip	6,074.36
Total Fixed Assets	1,228.51
TOTAL ASSETS	680,730.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,359.80
Total Accounts Payable	5,359.80
Other Current Liabilities	
Payroll Liabilities	513.69
Total Other Current Liabilities	513.69
Total Current Liabilities	5,873.49
Total Liabilities	5,873.49
Equity	
Unrestricted Net Assets	767,584.23
Net Income	-92,726.87
Total Equity	674,857.36
TOTAL LIABILITIES & EQUITY	680,730.85

9:33 AM

06/03/25

Accrual Basis

Tri County Indian Nations CDC
Profit & Loss YTD Comparison
May 2025

	May 25	Jan - May 25
Ordinary Income/Expense		
Income		
911 Sales	0.00	140.00
Credit Report Fee	0.00	120.00
Interest Earned	1.17	7.44
Misc Income	0.00	1,000.00
Program Revenue - House Plans	0.00	600.00
Total Income	1.17	1,867.44
Gross Profit	1.17	1,867.44
Expense		
Accounting Expenses	0.00	4,000.00
Bank Service Charges	0.00	-200.00
Computer & Software Expense	863.58	2,226.44
Dues & Memberships	76.05	350.39
Employee Benefits	100.00	100.00
Insurance Expense	264.83	4,318.15
Internet & Website	0.00	19.98
Meals and Entertainment	166.47	294.91
Meeting Expense	0.00	78.60
Office Supplies	212.26	258.22
Payroll Expenses	13,860.66	71,099.00
Program Expense	407.94	1,837.89
Rent Expense	880.00	3,520.00
Telephone Expense	964.87	3,469.73
Travel	285.45	3,295.13
Total Expense	18,082.11	94,668.44
Net Ordinary Income	-18,080.94	-92,801.00
Other Income/Expense		
Other Expense		
Ask My Accountant	-26.13	-74.13
Total Other Expense	-26.13	-74.13
Net Other Income	26.13	74.13
Net Income	-18,054.81	-92,726.87

#	Month		Amount	\$ 426,134.00	Received
1	November 2024		\$ 26,755.58	\$ 399,378.42	11/12/2024
2	December 2024		\$ 17,755.58	\$ 381,622.84	12/5/2024
3	January 2025		\$ 17,755.58	\$ 363,867.26	12/24/2024
4	February 2025		\$ 17,755.58	\$ 346,111.68	2/7/2025
5	March 2025		\$ 17,755.58	\$ 328,356.10	3/7/2025
6	April 2025		\$ 17,755.58	\$ 310,600.52	4/3/2025
7	May 2025		\$ 17,755.58	\$ 292,844.94	5/7/2025
8	June 2025		\$ 17,755.58	\$ 275,089.36	6/5/2025
9	July 2025		\$ 17,755.58	\$ 257,333.78	
10	August 2025		\$ 17,755.58	\$ 239,578.20	
11	September 2025		\$ 17,755.58	\$ 221,822.62	
12	October 2025		\$ 17,755.58	\$ 204,067.04	
13	November 2025		\$ 17,755.58	\$ 186,311.46	
14	December 2025		\$ 17,755.58	\$ 168,555.88	
15	January 2026		\$ 17,755.58	\$ 150,800.30	
16	February 2026		\$ 17,755.58	\$ 133,044.72	
17	March 2026		\$ 17,755.58	\$ 115,289.14	
18	April 2026		\$ 17,755.58	\$ 97,533.56	
19	May 2026		\$ 17,755.58	\$ 79,777.98	
20	June 2026		\$ 17,755.58	\$ 62,022.40	
21	July 2026		\$ 17,755.58	\$ 44,266.82	
22	August 2026		\$ 17,755.58	\$ 26,511.24	
23	September 2026		\$ 17,755.58	\$ 8,755.66	
24	October 2026		\$ 17,755.66	\$ (9,000.00)	

Tri County Indian Nations CDC

6/5/2025 2:58 PM

Register: 1. SHH Checking Citizens

From 05/01/2025 through 05/31/2025

Sorted by: Date and Order Entered

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/05/2025	aw	Sparklight	Telephone Expense	103236378 Tel...	282.81	X		2,995.45
05/05/2025	aw	Comp Risk	Insurance Expense	Policy KWC12...	112.00	X		2,883.45
05/10/2025	5771	Downtown Holco, ...	Accounts Payable	June Rent	880.00			2,003.45
05/10/2025	5772	Retail Merchants Ass...	Accounts Payable	Retail Merchan...	11.00			1,992.45
05/12/2025	36	USDA Grant	Grants Receivable	May 2025 #7		X	17,755.58	19,748.03
05/15/2025	5768	Steven S McDonald	-split-		1,940.81	X		17,807.22
05/15/2025	5766	Carolyn J Hill	-split-		1,828.97	X		15,978.25
05/15/2025	5767	Shawna K Graves	-split-		1,357.06	X		14,621.19
05/15/2025	5766	United States Treasury	-split-	73-1453539	1,553.24	X		13,067.95
05/16/2025	aw	Vision Bank Visa	-split-	****1251	2,200.88	X		10,867.07
05/20/2025	5762	Oklahoma Tax Com...	Payroll Liabilities	WTH-1007942...	478.00	X		10,389.07
05/20/2025	5769	Gary Guinn	Accounts Payable		108.35	X		10,280.72
05/20/2025	5770	Shane McDonald	Accounts Payable		45.65	X		10,235.07
05/26/2025	aw	Credit Reporting Ser...	-split-	Account Verifi...	75.00	X		10,160.07
05/26/2025	aw	Central Insurance	Insurance Expense	CLP 8372248	152.83	X		10,007.24
05/27/2025	aw	U.S. Cellular	Telephone Expense		221.48	X		9,785.76
05/30/2025	5767	United States Treasury	-split-	73-1453539	1,553.26	X		8,232.50
05/31/2025	5763	Carolyn J Hill	-split-		1,828.97	X		6,403.53
05/31/2025	5764	Shawna K Graves	-split-		1,357.05			5,046.48
05/31/2025	5765	Steven S McDonald	-split-		1,940.81			3,105.67
05/31/2025			Interest Earned	Interest		X	0.38	3,106.05

Tri County Indian Nations CDC

6/5/2025 2:59 PM

Register: 2. SHH Savings Citizens

From 05/01/2025 through 05/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/31/2025			Interest Earned	Interest		X	0.19	4,461.07

Tri County Indian Nations CDC

6/5/2025 2:59 PM

Register: 5. OHFA Checking

From 05/01/2025 through 05/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/31/2025			Interest Earned	Interest		X	0.03	885.93

Tri County Indian Nations CDC

6/5/2025 2:59 PM

Register: 4. Tri County Vision Account

From 05/01/2025 through 05/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/15/2025		paypal	Ask My Accountant	Deposit		X	0.02	2,568.75
05/15/2025		paypal	Ask My Accountant	Deposit		X	0.11	2,568.86
05/15/2025		paypal	Ask My Accountant		0.13	X		2,568.73
05/31/2025			Interest Earned	Interest		X	0.57	2,569.30

Tri-County Bills / Expenses 2025

Bill	\$ Jan	\$ Feb	\$ Mar	\$ April	\$ May	\$ June	\$ July	\$ Aug	\$ Sept	\$ Oct	\$ Nov	\$ Dec	\$ YTD
Vision Credit	\$6,390.90	\$2,670.66	\$223.99	\$4,516.08	\$2,250.00								\$16,051.63
Vision ARC	-\$6,082.36			-\$3,195.00									-\$9,277.36
Downtown Holding	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00								\$4,400.00
Credit Bureau	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00								\$55.00
Credit Reporting	\$74.99	\$75.00	\$74.99	\$75.00	\$75.00								\$374.98
Home Depot	\$32.75	\$0.00	\$0.00	X	X								\$32.75
Home Depot ARC													\$0.00
Johnston Co.													\$0.00
Kershaw CPA	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00								\$2,000.00
Sparklight*	\$282.81	\$282.81	\$282.81	\$282.81	\$282.81								\$1,414.05
Telecom													\$0.00
US Cellular*	\$192.11	\$221.44	\$221.44	\$221.44	\$221.48								\$1,077.91
Adobe Sign					\$287.88 / yr (1/27/2025) Billed to Vision Card								
Land Glide					\$9.99 /mo billed to Vision Card								
Intuit (pd with BB)					\$14/mo \$999 Annual Desktop Plus (1/27/2025) Billed to Vision Card								
GoDaddy					Microsoft 365 (3 emails) \$1726.92 exp 12/3/2027 Billed to Vision Card								
TOTAL													
Central (\$1834.00)	\$152.83	\$152.83	\$152.83	\$152.83	\$152.83								\$16,128.96
Comp Risk*	\$174.00	\$112.00	\$112.00	\$112.00	\$112.00								\$764.15
Phil (\$3908)*	\$982.00	\$982.00	\$982.00	X	X	X	X	X	X	X	X	X	\$622.00
Nautilus (MB)	X	X	X	X	X	X	X	X	X	X	X	X	\$2,946.00
TOTAL INSURANCE													\$0.00
Standard Payroll	\$10,105.67	\$10,105.67	\$10,105.66	\$11,137.16	\$10,253.67								\$4,332.15
OHFA Bonus (tax)	\$205.30	\$205.30	\$205.30	X	X								\$51,707.83
Christmas Bonus	X	X	X	X	X	X	X	X	X	X	X	X	\$615.90
Mileage	\$202.40	\$121.00	\$227.70	\$237.05	\$154.00								\$0.00
Payroll Taxes	\$3,702.50	\$3,702.50	\$3,702.50	\$3,977.41	\$3,544.50								\$942.15
TOTAL PAYROLL													\$18,629.41
Network Maint.													\$71,895.29
Building Maint.													\$0.00
Southern Design	\$1,152.31			\$0.00									\$0.00
MISC. EXPENSES													\$1,152.31
Total Expenses	\$18,459.21	\$19,522.21	\$19,182.22	\$18,407.78	\$17,937.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,152.31
Revenue/Grants													\$93,508.71
USDA - RD*	\$17,755.58	\$17,755.58	\$17,755.58	\$17,755.58	\$17,755.58								\$88,777.90
OHFA*													\$0.00
House Plans				\$600.00									\$600.00
Simmons Bank													\$0.00
Other	\$260.00			\$2,345.50									\$2,605.50
	\$18,015.58	\$17,755.58	\$17,755.58	\$20,701.08	\$17,755.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91,983.40
													-\$1,525.31

	Date App to RD	Applicant Name	Date Certified	Closing @ Home Title	Final Inspection	County	%	OHFA	Race
1	8/10/2022	Zenaida Griffin	11/7/2022	8/22/2024		Pontotoc	77		Asian
2	9/4/2024	Tyra Baker	10/11/2024			Pontotoc	0	X	Native American
3	9/4/2024	Sydney Summers	10/11/2024			Pontotoc	0	X	Caucasian
4	9/4/2024	Rhonda Vesely	10/11/2024			Pontotoc	0	X	Native American
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At RD to be Certified					

Certified and Dropped						
9/4/2024	Alexandria Zapata	10/11/2024	10/28/2024	Pontotoc	Native	Job Transfer