

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*

09/05/2025

FILED
PONTOTOC COUNTY

SEP 05 2025

PUBLIC NOTICE

TAMMY BROWN, County Clerk
By  Deputy

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

Location: Chickasaw Cultural Center
867 Cooper Memorial Road
Sulphur, OK 73086
Holisso Building

Date: Tuesday, September 9, 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, September 9, 2025
9:30 a.m.
Chickasaw Cultural Center
867 Cooper Memorial Road
Sulphur, Ok 73086
Holisso Building

FILED
PONTOTOC COUNTY

SEP 05 2025

TAMMY BROWN, County Clerk

By 8 Deputy

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 August 12, 2025
5. TREASURER'S REPORT OF CURRENT FINANCIAL STATUS, EXPENDITURES, RECEIPTS
 - a. Discussion and Action on Treasurer's Report
 - b. Outstanding Expenditures
6. INFORMATION ITEMS
 - a. Self-Help Housing update
7. NEW OR UNFORESEEN BUSINESS
8. ADJOURN



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

August 12, 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, August 12, 2025, in Ada, Oklahoma.

OFFICERS PRESENT: Bradley Erwin – Chairman, Cecil Carter – Vice Chairman, Lona Barrick - Secretary/ Treasurer

MEMBERS PRESENT: Johnny Ward

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 June 10, 2025, were presented for approval. Cecil Carter then made a motion to accept the minutes of the June 11, 2025, meeting. Johnny Ward 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. Johnny Ward made a motion to approve the treasurer's report as presented, the motion was seconded by Lona Barrick. 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. Lona Barrick made a motion to accept the outstanding expenditures as presented. Cecil Carter seconded the motion and with no further discussion the motion passed unanimously.

INFORMATION ITEMS:

- A. Self-Help Housing Update – Chairman Erwin asked Carolyn Hill, to give an update on the status of Tri-County Indian Nations Self-Help Housing. Director Hill stated that the home in Byng had been completed, and a new house has been started in the Latta, Oklahoma area. There are two home applicants for this group that have been held up on approval and will need to resubmit their loan applications when certain requirements have been completed. There are also four new applications that have been submitted to USDA/Rural Development for review for the second group for the current grant. Tri-County is still awaiting the final review of these applications. Director Hill also informed the board that Tri-County will no longer be seeking funding from OHFA as their construction requirements have reached beyond the reasonable scope of our low-income applicants. The current grant will run out July 31, 2025, and no new grant application will be submitted. Considering raising homeowner insurance prices and property taxes Tri-County is committed to looking for ways to lower construction costs while still maintaining a quality safe home for our applicants.

ADJOURN

With no further business to discuss, Johnny Ward moved to adjourn the meeting, seconded by Cecil Carter. With no further discussion the motion passed unanimously. The meeting was adjourned at 10:38 a.m.

The next meeting will be held on Tuesday, September 9, 2025 in Sulphur, Oklahoma.

Chairman of the Board

Recorder

9:22 AM

09/02/25

Accrual Basis

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

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1. SHH Checking Citizens 100390	3,018.29
2. SHH Savings Citizens 122520	5,961.76
3. Petty Cash	117.11
4. Tri County Vision Account	2,669.83
5. OHFA Checking	886.05
Total Checking/Savings	12,653.04
Accounts Receivable	
Accounts Receivable	11,106.76
Grants Receivable	239,578.20
Total Accounts Receivable	250,684.96
Other Current Assets	
Acc Rec Clearing Acct	-5,660.89
Forgivable Home Loan Receivable	371,688.00
Prepaid insurance	2,269.53
Undeposited Funds	2,030.09
Total Other Current Assets	370,326.73
Total Current Assets	633,664.73
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	634,893.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	32,805.56
Total Accounts Payable	32,805.56
Other Current Liabilities	
Payroll Liabilities	484.42
Total Other Current Liabilities	484.42
Total Current Liabilities	33,289.98
Total Liabilities	33,289.98
Equity	
Unrestricted Net Assets	767,600.08
Net Income	-165,996.82
Total Equity	601,603.26
TOTAL LIABILITIES & EQUITY	634,893.24

9:22 AM

09/02/25

Accrual Basis

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

	Aug 25	Jan - Aug 25
Ordinary Income/Expense		
Income		
911 Sales	100.00	240.00
Credit Report Fee	10.00	130.00
Grant Revenue - OHFA	4,911.76	4,911.76
Interest Earned	0.86	10.40
Misc Income	0.00	1,000.00
Program Revenue - House Plans	0.00	2,400.00
Total Income	5,022.62	8,692.16
Gross Profit	5,022.62	8,692.16
Expense		
Accounting Expenses	0.00	4,000.00
Advertising	0.00	181.06
Bank Service Charges	0.00	-200.00
Building Supplies	19.06	19.06
Computer & Software Expense	14.00	2,275.44
Dues & Memberships	86.00	588.49
Employee Benefits	0.00	100.00
Insurance Expense	264.83	5,112.64
Internet & Website	0.00	19.98
Loan forgiveness expense	29,411.76	29,411.76
Meals and Entertainment	65.93	542.99
Meeting Expense	0.00	109.31
Office Supplies	324.39	914.44
Other Expense	517.50	517.50
Payroll Expenses	13,820.67	112,586.19
Program Expense	24.54	1,972.82
Rent Expense	880.00	6,160.00
Telephone Expense	1,095.08	6,085.81
Tools & Equipment	0.00	459.61
Travel	346.50	3,990.88
Total Expense	46,870.26	174,847.98
Net Ordinary Income	-41,847.64	-166,155.82
Other Income/Expense		
Other Expense		
Ask My Accountant	0.00	-159.00
Total Other Expense	0.00	-159.00
Net Other Income	0.00	159.00
Net Income	-41,847.64	-165,996.82

#	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	7/5/2025
10	August 2025		\$ 17,755.58	\$ 239,578.20	8/7/2025
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)	
	Replace Savings		\$ 1,500.00	\$ (7,500.00)	

Tri County Indian Nations CDC

9/2/2025 2:13 PM

Register: 1. SHH Checking Citizens

From 08/01/2025 through 08/31/2025

Sorted by: Date and Order Entered

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/05/2025	aw	Credit Reporting Ser...	-split-	Account Verifi...	89.55	X		4,761.73
08/05/2025	aw	Sparklight	Telephone Expense	103236378 Tel...	285.67	X		4,476.06
08/05/2025	aw	Comp Risk	Insurance Expense	Policy KWC12...	112.00	X		4,364.06
08/06/2025	5803	Oklahoma Employm...	Payroll Liabilities	73-1453539				4,364.06
08/07/2025	38	USDA Grant	Grants Receivable	August 2025 #10		X	17,755.58	22,119.64
08/07/2025			-split-	Deposit		X	260.00	22,379.64
08/10/2025	5804	Downtown Holdco, ...	Accounts Payable	September rent	880.00	X		21,499.64
08/10/2025	5806	Retail Merchants Ass...	Accounts Payable	Retail Merchan...	11.00	X		21,488.64
08/10/2025	5806	April Adams CPA P...	Accounts Payable	2024 Audit and...	2,000.00			19,488.64
08/15/2025	5797	Carolyn J Hill	-split-		1,828.97	X		17,659.67
08/15/2025	5798	Shawna K Graves	-split-		1,357.05	X		16,302.62
08/15/2025	5799	Steven S McDonald	-split-		1,940.82	X		14,361.80
08/15/2025	5807	United States Treasury	-split-	73-1453539	1,553.24	X		12,808.56
08/16/2025	aw	Vision Bank Visa	-split-	****1251	1,150.87	X		11,657.69
08/20/2025	5797	Oklahoma Tax Com...	Payroll Liabilities	WTH-1007942...	438.00	X		11,219.69
08/20/2025	5810	Carolyn Hill	Accounts Payable		36.30	X		11,183.39
08/20/2025	5811	Shane McDonald	Accounts Payable		273.35	X		10,910.04
08/21/2025			Undeposited Funds	Deposit		X	50.00	10,960.04
08/25/2025	aw	U.S. Cellular	Telephone Expense		234.41	X		10,725.63
08/25/2025	aw	Central Insurance	Insurance Expense	CLP 8372248	152.83	X		10,572.80
08/28/2025	5812	Telecom Plus	Accounts Payable	New Hard driv...	375.00	X		10,197.80
08/28/2025		Tri County	2. SHH Savings Citize...	Replace Octob...	500.00	X		9,697.80
08/29/2025	5808	United States Treasury	-split-	73-1453539	1,553.26	X		8,144.54
08/31/2025	5800	Carolyn J Hill	-split-		1,828.97	X		6,315.57
08/31/2025	5801	Shawna K Graves	-split-		1,357.06	X		4,958.51
08/31/2025	5802	Steven S McDonald	-split-		1,940.80	X		3,017.71
08/31/2025			Interest Earned	Interest		X	0.58	3,018.29

Tri County Indian Nations CDC

9/2/2025 2:13 PM

Register: 2. SHH Savings Citizens
From 08/01/2025 through 08/31/2025
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/28/2025		Tri County	1. SHH Checking Citiz...		X		500.00	5,961.52
08/31/2025			Interest Earned	Interest	X		0.24	5,961.76

Tri County Indian Nations CDC

9/2/2025 2:14 PM

Register: 5. OHFA Checking
From 08/01/2025 through 08/31/2025
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/31/2025			Interest Earned	Interest	X		0.04	886.05

Tri County Indian Nations CDC

9/2/2025 2:14 PM

Register: 4. Tri County Vision Account
From 08/01/2025 through 08/31/2025
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/07/2025		Tri County	911 Sales	Deposit			100.00	2,669.83

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	\$369.90	\$794.28	\$1,150.87					\$18,366.68
Vision ARC	-\$6,082.36			-\$3,195.00									-\$9,277.36
Downtown Holding	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00					\$7,040.00
Credit Bureau	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00					\$88.00
Credit Reporting	\$74.99	\$75.00	\$74.99	\$75.00	\$75.00	\$75.00	\$75.00	\$89.55					\$614.53
Home Depot	\$32.75	\$0.00	\$0.00	X	X	\$394.73	\$0.00	\$0.00					\$427.48
Home Depot ARC													\$0.00
Johnston Co.													\$0.00
Kershaw CPA	\$0.00	\$0.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00					\$4,000.00
Sparklight*	\$282.81	\$282.81	\$282.81	\$282.81	\$283.28	\$284.45	\$284.00	\$285.67					\$2,268.64
Telecom					\$200 monthly charged to Vision Credit								
US Cellular*	\$192.11	\$221.44	\$221.44	\$221.44	\$221.48	\$318.79	\$234.48	\$234.41					\$1,865.59
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	\$152.83	\$152.83	\$152.83					\$25,393.56
Comp Risk*	\$174.00	\$112.00	\$112.00	\$112.00	\$112.00	\$112.00	\$112.00	\$112.00			X	X	\$1,222.64
Phil (\$3908)*	\$982.00	\$982.00	\$982.00	X	X	X	X	X	X	X			\$958.00
Nautilus (MIB)	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	\$10,253.67	\$10,253.68	\$10,253.68					\$5,126.64
OHFA Bonus (tax)	\$205.30	\$205.30	\$205.30	X	X	X	X	X					\$82,468.86
Christmas Bonus	X	X	X	X	X	X	X	X	X	X		X	\$615.90
Mileage	\$202.40	\$121.00	\$227.70	\$237.05	\$154.00	\$239.80	\$212.30	\$309.65					\$0.00
Payroll Taxes	\$3,702.50	\$3,702.50	\$3,702.50	\$3,977.41	\$3,544.50	\$3,544.50	\$3,656.57	\$3,544.50					\$1,703.90
TOTAL PAYROLL													\$29,374.98
Network Maint.													\$114,163.64
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	\$17,937.76	\$16,636.67	\$16,666.14	\$19,024.16	\$0.00	\$0.00	\$0.00	\$0.00	\$145,836.15
Revenue/Grants													
USDA - RD*	\$17,755.58	\$17,755.58	\$17,755.58	\$17,755.58	\$17,755.58	\$17,755.58	\$17,755.58	\$17,755.58					\$142,044.64
OHFA*													\$0.00
House Plans				\$600.00			\$600.00						\$1,200.00
Simmons Bank													\$0.00
Other	\$260.00			\$2,345.50				\$410.00					\$3,015.50
	\$18,015.58	\$17,755.58	\$17,755.58	\$20,701.08	\$17,755.58	\$17,755.58	\$18,355.58	\$18,165.58	\$0.00	\$0.00	\$0.00	\$0.00	\$146,260.14
													\$423.99

	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	7/29/2025	Pontotoc	100		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	7/1/2025		Pontotoc	52	X	Native American
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At RD to be Certified					
7/31/2025	Dannielle Gutirwa	8/31/2025		Pontotoc	Caucasian
7/31/2025	Ashlyn McCullar			Pontotoc	Caucasian
7/31/2025	Reagan Clark	8/31/2025		Pontotoc	Caucasian
7/31/2025	Meagan Prater	8/31/2025		Pontotoc	Native

Over income

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

WORKING APP IN OFFICE					
8/7/2025	Tyra Baker				Requalify