

Tri-County Indian Nations Community Development Corporation

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

05/05/2025

PUBLIC NOTICE

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

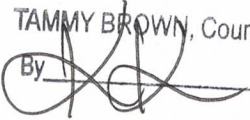
Location: Choctaw Tribal Field Office
103 E. California
Coalgate, OK 74538

Date: Tuesday, May 13, 2025

Time: 9:30 a.m.

FILED
PONTOTOC COUNTY

MAY 08 2025

TAMMY BROWN, County Clerk
By  Deputy

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, May 13, 2025
9:30 a.m.
Choctaw Tribal Field Office
103 E. California
Coalgate, OK 74538

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 April 8, 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
 - b. Introduction of Shane McDonald to Board of Directors
7. NEW OR UNFORESEEN BUSINESS
8. ADJOURN

FILED
PONTOTOC COUNTY

MAY 08 2025

TAMMY BROWN, County Clerk

By  Deputy



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

April 8, 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: Johnny Ward, Johnny Jump, and Debbie Eaton

STAFF PRESENT: Carolyn Hill - Housing Director, Shawna Graves – Account Specialist

Chairman Erwin called the meeting to order at 10:01 A.M.

Chairman Flowers 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 February 11, 2025, were presented for approval. Cecil Carter then made a motion to accept the minutes of the February 11, 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. Johnny Ward made a motion to approve the treasurer's report as presented, the motion was seconded by Cecil Carter. 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.
 - a. Shawna Graves presented to the board the invoice of \$2,000.00 to be paid to April Adams, CPA as half payment for the 2024 Audit of Tri-County Indian Nations, CDC. The remaining \$2,000.00 will be paid upon completion of the audit. Cecil Cater made a motion to approve payment of \$2,000.00 to April Adams for the 2024 Audit

of Tri-County Indian Nations, CDC. The motion was seconded by Johnny Jump. With no further discussion the motion passed unanimously.

- b. Shawna Graves presented the board of directors with the current balance of the Vision 911 signs account stating that there are currently not enough funds in the Tri-County account to allow for extra payroll to train the new Construction Supervisor. Carolyn Hill expressed the importance of allowing a week of training for the new employee prior to the termination date of Gary Guinn. Johnny Jump made a motion to allow Shawna Graves to use to draw \$1,031.50 from Vision bank to pay for 40 hours of training to Steven Shane McDonald. Johnny Ward seconded the motion and with no further discussion the motion passed unanimously.

ACTION ITEMS:

- A. Discussion and Action to add Bradley Erwin and Cecil Carter as approved signers to all Tri-County Indian Nations, CDC accounts including three accounts at Citizens Bank and one account at Vision Bank. Johnny Ward made a motion to add Bradley Erwin and Cecil Carter as approved signers to all Tri-County Indian Nations accounts. Johnny Jump seconded the motion. With no further discussion the motion passed unanimously.
- B. Discussion and Action to accept Gary Guinn's resignation as Construction Supervisor. Carolyn Hill explained to the board that Gary Guinn will be retiring April 30, 2025. Johnny Ward made a motion to approve the resignation of Gary Guinn as Construction Supervisor for Tri-County Indian Nations, CDC. Cecil Carter seconded the motion. With no further discussion the motion passed unanimously.
- C. Discussion and Action to hire Steven "Shane" McDonald to take the place of Gary Guinn as Construction Supervisor. Johnny Jump made a motion to allow the hiring of Steven "Shane" McDonald as Construction Supervisor with one week probation/training period at which time Carolyn Hill will have final authority to continue or discontinue employment when said period is complete. 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 advised that the house in Connerville has been completed, there is currently one house 58 % completed in Byng and building packages for three applicants have been sent to Rural Development for review. Carolyn informed the board that the three current applicants will all qualify for OHFA funds of \$25,000 to be used toward building materials for their homes. Shawna is currently working on environmental clearance for all lots. Carolyn Hill also explained that all applicants will be working together in groups and have already begun working on the home in Byng. She explained that there will be several changes to the group work in the current grant to ensure that all homeowners are doing their 65% of labor.

NEW OR UNFORESEEN BUSINESS

ADJOURN

With no further business to discuss, Johnny Jump moved to adjourn the meeting, seconded by Cecil Carter. With no further discussion the motion passed unanimously. The meeting was adjourned at 11:17 a.m.

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

Chairman of the Board

Recorder

1:10 PM

05/08/25

Accrual Basis

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

	Apr 25	Jan - Apr 25
Ordinary Income/Expense		
Income		
911 Sales	0.00	140.00
Credit Report Fee	0.00	120.00
Interest Earned	1.66	5.53
Misc Income	1,000.00	1,000.00
Program Revenue - <u>House Plans</u>	600.00	600.00
		<i>Lift Reimbursement</i>
Total Income	1,601.66	1,865.53
Gross Profit	1,601.66	1,865.53
Expense		
Accounting Expenses	0.00	4,000.00
Bank Service Charges	0.00	-200.00
Computer & Software Expense	23.99	1,362.86
Dues & Memberships	76.05	274.34
Insurance Expense	250.83	4,053.32
Internet & Website	0.00	19.98
Meals and Entertainment	0.00	128.44
Meeting Expense	0.00	78.60
Office Supplies	0.75	45.96
Payroll Expenses	15,045.05	57,238.34
Program Expense	9.95	1,429.95
Rent Expense	880.00	2,640.00
Telephone Expense	704.25	2,504.86
Travel	1,204.69	3,009.68
Total Expense	18,195.56	76,586.33
Net Ordinary Income	-16,593.90	-74,720.80
Other Income/Expense		
Other Expense		
Ask My Accountant	-6.00	-48.00
Total Other Expense	-6.00	-48.00
Net Other Income	6.00	48.00
Net Income	<u>-16,587.90</u>	<u>-74,672.80</u>

Tri County Indian Nations CDC

Balance Sheet

As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1. SHH Checking Citizens	3,278.26
2. SHH Savings Citizens	4,460.88
3. Petty Cash	13.32
4. Tri County Vision Account	2,567.99
5. OHFA Checking	885.90
Total Checking/Savings	<u>11,206.35</u>
Accounts Receivable	
Accounts Receivable	5,045.00
Grants Receivable	310,600.52
Total Accounts Receivable	<u>315,645.52</u>
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	<u>370,576.73</u>
Total Current Assets	<u>697,428.60</u>
Fixed Assets	
Accumulated Depreciation	-41,171.57
Furniture and Office Equipment	36,325.72
Tools and Construction Equip	6,074.36
Total Fixed Assets	<u>1,228.51</u>
TOTAL ASSETS	<u><u>698,657.11</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,228.35
Total Accounts Payable	<u>5,228.35</u>
Other Current Liabilities	
Payroll Liabilities	517.33
Total Other Current Liabilities	<u>517.33</u>
Total Current Liabilities	<u>5,745.68</u>
Total Liabilities	5,745.68
Equity	
Unrestricted Net Assets	767,584.23
Net Income	-74,672.80
Total Equity	<u>692,911.43</u>
TOTAL LIABILITIES & EQUITY	<u><u>698,657.11</u></u>

#	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	
8	June 2025	\$ 17,755.58	\$ 275,089.36	
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

5/5/2025 10:15 AM

Register: 1. SHH Checking Citizens

From 04/01/2025 through 04/30/2025

Sorted by: Date and Order Entered

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/03/2025	36	USDA Grant	Grants Receivable	April 2025 #6		X	17,755.58	18,739.87
04/03/2025			-split-	Deposit		X	1,014.00	19,753.87
04/04/2025	aw	Oklahoma Employm...	Payroll Liabilities	73-1453539	110.89	X		19,642.98
04/04/2025	aw	Sparklight	Telephone Expense	103236378 Tel...	282.81	X		19,360.17
04/05/2025	aw	Comp Risk	Insurance Expense	Policy KWC12...	112.00	X		19,248.17
04/07/2025			-split-	Deposit		X	4,095.00	23,343.17
04/10/2025	5757	Downtown Holdco, ...	Accounts Payable	May Rent	880.00	X		22,463.17
04/10/2025	5758	Retail Merchants Ass...	Accounts Payable		11.00	X		22,452.17
04/15/2025	5751	Carolyn J Hill	-split-		1,828.97	X		20,623.20
04/15/2025	5752	Gary J Guinn	-split-		1,866.82	X		18,756.38
04/15/2025	5753	Shawna K Graves	-split-		1,357.06	X		17,399.32
04/15/2025	5763	United States Treasury	-split-	73-1453539	1,610.22	X		15,789.10
04/16/2025	aw	Vision Bank Visa	-split-	****1251	4,516.08	X		11,273.02
04/18/2025	5753	Oklahoma Tax Com...	Payroll Liabilities	WTH-1007942...	482.00	X		10,791.02
04/20/2025	5759	Gary Guinn	Accounts Payable		237.05			10,553.97
04/26/2025	aw	Central Insurance	Insurance Expense	CLP 8372248	152.83	X		10,401.14
04/26/2025	aw	U.S. Cellular	Telephone Expense		221.44	X		10,179.70
04/26/2025	aw	Credit Reporting Ser...	-split-	Account Verifi...	75.00	X		10,104.70
04/30/2025	5754	Carolyn J Hill	-split-		1,828.97	X		8,275.73
04/30/2025	5755	Gary J Guinn	-split-		1,866.80			6,408.93
04/30/2025	5756	Shawna K Graves	-split-		1,357.04	X		5,051.89
04/30/2025	5764	United States Treasury	-split-	73-1453539	1,774.30	X		3,277.59
04/30/2025			Interest Earned	Interest		X	0.67	3,278.26

Tri County Indian Nations CDC

5/5/2025 10:15 AM

Register: 2. SHH Savings Citizens

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/30/2025			Interest Earned	Interest		X	0.19	4,460.88

Tri County Indian Nations CDC

5/5/2025 10:16 AM

Register: 5. OHFA Checking

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/30/2025			Interest Earned	Interest		X	0.04	885.90

Tri County Indian Nations CDC

5/5/2025 10:15 AM

Register: 4. Tri County Vision Account

From 04/01/2025 through 04/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/30/2025			Interest Earned	Interest		X	0.76	3,599.49
04/30/2025	6562	Steven S McDonald	-split-		1,031.50			2,567.99

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									\$13,801.63
Vision ARC	-\$6,082.36			-\$3,195.00									-\$9,277.36
Downtown Holding	\$880.00	\$880.00	\$880.00	\$880.00									\$3,520.00
Credit Bureau	\$11.00	\$11.00	\$11.00	\$11.00									\$44.00
Credit Reporting	\$74.99	\$75.00	\$74.99	\$75.00									\$299.98
Home Depot	\$32.75	\$0.00	\$0.00										\$32.75
Home Depot ARC													\$0.00
Johnston Co.													\$0.00
Kershaw CPA	\$0.00	\$0.00	\$2,000.00	\$0.00									\$2,000.00
Sparklight*	\$282.81	\$282.81	\$282.81	\$282.81									\$1,131.24
Telecom													\$0.00
US Cellular*	\$192.11	\$221.44	\$221.44	\$221.44									\$856.43
Adobe Sign													
Land Glide													
Intuit (pd with BB)													
GoDaddy													
TOTAL													
Central (\$1834.00)	\$152.83	\$152.83	\$152.83	\$152.83									\$12,408.67
Comp Risk*	\$174.00	\$112.00	\$112.00	\$112.00									\$611.32
Phil (\$3908)*	\$982.00	\$982.00	\$982.00	\$982.00									\$510.00
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									\$4,067.32
OHFA Bonus (tax)	\$205.30	\$205.30	\$205.30										\$41,454.16
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									\$0.00
Payroll Taxes	\$3,702.50	\$3,702.50	\$3,702.50	\$3,977.41									\$788.15
TOTAL PAYROLL													\$15,084.91
Network Maint.													\$57,943.12
Building Maint.													\$0.00
Southern Design	\$1,152.31												\$0.00
MISC. EXPENSES													\$1,152.31
Total Expenses	\$18,459.21	\$19,522.21	\$19,182.22	\$18,407.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,152.31
Revenue/Grants													\$75,571.42
USDA - RD*	\$17,755.58	\$17,755.58	\$17,755.58	\$17,755.58									\$71,022.32
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74,227.82
TOTAL													-\$1,343.60

300 Perk test
1000 Lift
14 Comp risk
1031.5 911 Shane
2345.5

	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	67		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

WORKING APP IN OFFICE						