

FLINT RIDGE ANNUAL MEMBERSHIP MEETING OF MAY 28, 2022

1. Call to order at 10:05 a.m. by President Jullie Wallace. Determination of Quorum for Annual Meeting: The requirements of our BYLAWS, Article IV, #8 (60%) were followed. Of 4,705 lots/members, 2,823 members were needed. The 91 members (lots) in attendance plus 1,782 POA lots did not meet the criteria for the annual Quorum. Jullie Wallace closed the meeting and immediately called a second meeting to order. 1,412 members were needed for the 2nd meeting. The 91 members (lots) in attendance plus 1,750 POA lots were sufficient to meet the Quorum requirement of 1,412. Quorum requirement is met.

2. The invocation was given by Reverend Newland.

3. Proof of Notice of Meeting: Secretary Nate Meleen stated that notice requirements were followed as required in the BYLAWS, Article IV, #1.

4. Nate Meleen moved that the minutes of the Annual Membership meeting on May 29, 2021 be approved as distributed; duly seconded and accepted.

5. COMMUNITY REPORTS

A. SDCRWA Update was given by FRPOA representative Del Patterson. The final budget has been approved. Extension of a line from Illinois River Ranch to Adair Water District #5 has been approved, depending on funding from the Cherokee Nation. Flint Ridge Resort is one member of the SDCRWA.

B. FIRE DEPARTMENT: Chief Danny Blevins. For April there were 5 EMS calls, 1 Wildland call, 1 Public Service call. Note: Per Lew Story, Wildland is an emergency response program that the state pays in the event of an out-of-control fire. The Flint Ridge Volunteer Fire Department works closely with the state on this.

C. SECURITY: Chief Jason Blair shared his incident report for April 25 – May 29. 39 total incidents: 6 resident's concerns, 4 suspicious car/person, 2 tailgating, 2 dog calls, 0 misuse of gate card, 4 welfare check/county escort, 0 domestic, 1 medical/fire, 20 traffic stops, 0 house security alarms.

D. ANIMAL RESCUE: General Manager James Thompson reported on serious issues with the dog kennels. They must be moved because of flooding potential; furthermore, we have been in violation because we have 12 pens and anything with 9 pens or more must be licensed. There are no dogs currently in the shelter. It will be closed unless alternative arrangements can be made. Adoption and transport of dogs is very expensive. Anyone with ideas about uses of the current shelter should contact the General Manager.

E. GROUNDS AND BEAUTIFICATION: Paula White reported on various activities, planting, and work around the RVI clubhouse.

6. REPORTS OF OFFICERS

A. PRESIDENT: Jullie Wallace. We have had a good year. Coming out of the pandemic has made it easier to make repairs, but we may be hit with high gas prices this year that we had not anticipated when we made the budget.

Please be mindful of the speed limits because there will be more people out and about.

B. TREASURER: Our CPA, Justin Cowen gave a general report of 2021 finances. Income for 2021 was \$1,803,936 which was \$36,736 over budget. Expenses were \$1,736,038 which was

\$84,575 under budget. We ended the year with a net profit of \$67,898, with cash on hand December 31, 2021 of \$217,605; \$41,620 in the Scenic Rivers fund, and \$64,432 in the Water fund.

He gave the following summary for April 2022. We began the month with cash in bank of \$294,131. During the month we had cash receipts of \$147,410 from all departments. Total income for the month was \$3,866 under the budgeted amount. During the month our operating expenses were \$162,130. This amount was \$20,574 over budget. We ended the month with cash in bank of \$276,548, which was a decrease of \$17,583. We had an extra payroll in April. We paid \$1,493 to repair office stairs, \$15,000 on the Credit Line, and \$3,704 for repairs at Sycamore Park.

Justin also noted that Flint Ridge now has a very good financial reputation. He stated that overall the finances are a good report, which should make it much easier to obtain bank loans. He then responded to some questions about amenities, especially about reducing costs.

C. GENERAL MANAGER: James Thompson

Maintenance * Road paving has continued this past year, with Crossroads being done last June and South Flint Ridge Drive currently being done to the canoe pick-up road. Indian Springs will be done to the top of the hill once they finish the current road. * The grader is back up and running after having to replace the hydraulic pump and will be back out grading roads. * The new road signs are being put up from US 412 to the fire stations; The Security Office to the fire station have been done. The rest will be going up soon. * This past winter 6.5 tons of road melt and 12 tons of sand were put out during the winter storms * The dock at Clear lake was replaced and picnic tables added. * The overlook has had boards replaced; I would like to thank Rick Nelson for painting the new boards. * Trees have been cleared at both Pine Ridge and the Lookout to improve the views of the river. * Materials are on order to fix the 18th hole on the putt-putt. * Maintenance is still looking for two workers * We received a lot of flood damage from the flood a couple weeks back. We are assessing the best way to repair Sycamore Park, Luper Hole and The Canoe Pick up. In the Rec area part of the playground was washed out as well as the area past the basketball court. * The construction and 412 gates have been replaced.

G&A * Our new website is up and running. Online payment is available and you can manage your account on the website. There is a 3.5% convenience fee on credit card payments through the website. * Our new alert system is up and running. You can sign up through the website. This system allows us to provide more information. The old alert system is no longer in use. * Please remember the speed limits on the roads are 25 mph on paved roads and 15 on dirt roads. There will be more people out on the roads with summer coming. * We have purchased 3 vehicles: one for maintenance, security and housekeeping.

Recreation * Sycamore Park bath houses were remodeled * Floating prices have increased this year due to fuel cost: rafts are \$70 and kayaks and canoes are \$20 per person. * Please remember that UTV/ATV'S are only allowed on established Flint Ridge Roads and in the stump dump area.

Rentals * Rentals are filling up. Both clubhouses and cabins are getting booked. Contact the office or look on the website under the tab for available dates.

Upcoming Events * Memorial Day weekend, Sunday May 29th we will have live music starting at 5 pm and the movie Luca starting at 8 pm. There will be food vendors selling Indian tacos and snow cones. There will be carriage rides available at an additional cost. Bring your chairs and favorite beverages. Popcorn will be provided. * Independence Day celebration will

be Saturday, July 2nd at 6:30 pm in the Rec Area. Food vendors, games, music and fireworks start at dusk. We are looking for volunteers to help.

Secretary's Note: This meeting also serves as one of the General Manager's Membership Input meetings so time was spent responding to questions from the membership. There was some discussion of members' responsibilities for their guests, including VRBO guests. There were also questions raised throughout the meeting time.

7. COMMITTEE REPORTS

A. ACC: The report was given by member Paula White from a written report prepared by Doug Heinrichs, Chairperson. 1) In the month of May the ACC issued 13 construction permits as follows: 3 exterior renovations/improvements; 2 exterior painting or staining; 2 new decks; 1 new fence; 2 storage buildings; 1 tree removal; 2 extensions of expired permits.

2) Over the past year (since the last annual meeting), the ACC issued 106 permits as follows: 4 new homes; 2 new manufactured homes; 1 home addition; 7 RV placements; 11 storage buildings; 3 RV covers or carports; 45 exterior improvements (decks, patios, painting, new roofs, retaining walls, etc.); 27 tree removals.

3) General efforts: The ACC worked with James Thompson to finish an effort started last spring to develop summaries of the submittal requirements and permitting processes for the various project types. These were not meant to replace what was already in the ACC guidelines, the Covenants and the Bylaws, but to provide the property owner with a project specific summary at the time they request or submit their permit application. This has resulted in a smoother application and permitting process.

We are also finishing an effort to review the ACC Guidelines and applicable portions of the Covenants to present suggested revisions to the Board for their approval. The revised Guidelines will clarify and address issues that were unclear or not previously addressed.

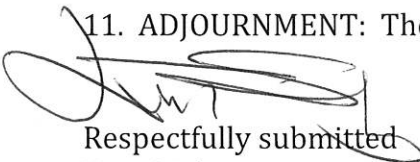
B. VIOLATIONS HEARING COMMITTEE: Chairman Mike Hope stated that there was nothing new to report.

8. ELECTION OF DIRECTORS: Jullie Wallace reported that the winners of the two positions on the Board of Directors are Royce Casey and Lew Story. Note: the vote count was later reported by email and on the website.

9. UNFINISHED BUSINESS: None.

10. NEW BUSINESS: Del Patterson discussed the issue of the Board's decision to tear down the bathhouse in RV II. After considerable discussion, including reports that the situation is now much better and residents are self-policing the bathhouse, no action was taken. Jullie Wallace stated that the Board had decided to table the matter for a year while we try to work on solutions.

11. ADJOURNMENT: The meeting was adjourned at 11:55 a.m.



Respectfully submitted
Nate Meleen, Secretary