

FLINT RIDGE ANNUAL MEMBERSHIP MEETING OF MAY 27, 2023

1. Call to order at 10:00 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 Quorum requirement was not met. The 131 members (lots) in attendance plus 1,806 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 131 members (lots) in attendance plus 1,806 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: President Jullie Wallace stated that notice requirements were followed as required in the BYLAWS, Article IV, #1.

4. Mike Hope moved that the minutes of the Annual Membership meeting on May 28, 2022 be approved as distributed; duly seconded and accepted.

5. COMMUNITY REPORTS

A. SDCRWA Update was given by FRPOA representative Del Patterson. The water line to the Illinois River Ranch should be completed by mid-June. Meters are being set. Adair 5 will be added. The water department purchased several pieces of equipment, a mule instead of a truck, and an excavator (Note: Flint Ridge Resort is one member of the SDCRWA).

B. FIRE DEPARTMENT: Mike Hope. The smoke detector program is in progress. The pancake breakfast will be July 1 at the fire station. This is a good time to renew your membership. For the past month there were 4 EMS calls and 1 GSW call. .

C. SECURITY: Officer Matt Vogel shared his incident report for the past month. 35 total incidents: 3 suspicious car/person, 6 tailgating, 5 misuse of gate card, 3 traffic stops, 3 dog calls, 5 medical/fire, 1 disturbance, 1 house security alarms. 8 resident concerns,

D. GROUNDS AND BEAUTIFICATION: Julie Story's report was read by Fred Johnson. The Beautification Team has worked very hard to prep the various flower beds around Flint Ridge for the summer season. We have cleaned, pruned, planted and mulched the flower beds at the Clubhouse/Golf Course, Statehood House, Administration Building, Main Gate and Security Gate. The Iris Gardens have been pruned and mowed. This has been a huge effort, particularly at the Clubhouse and Golf Course, so many thanks to all the volunteers who donated their time and efforts.

We will do some clean up and painting at the 412 Gate in June, so be on the lookout for a notice from the POA office when it is scheduled.

We need additional volunteers to help maintain the beds throughout the summer season and into the fall. We are flexible with scheduling, and having more people on the team eases the load. If you are interested in helping, please contact Julie Story at 918-597-1212, and leave a message.

6. REPORTS OF OFFICERS

A. **PRESIDENT:** Jullie Wallace. She welcomed everybody to the annual meeting and introduced the new general manager Pat O'Kelley.

B. **TREASURER:** Our CPA, Justin Cowen gave a general report of 2022 finances. Income for 2022 was \$1,759,892. Expenses were \$1,699,963. We ended the year with a net profit of \$69,928. Balance of assets \$414,197; long term assets: \$2,931,769; Current Total assets: \$3,730,108. Liabilities: \$24,602. Year to date income: \$591,324. Year to date expenses: \$302,583.

Denise Wondrock moved to accept the annual treasurer's report; duly seconded and carried.

C. **GENERAL MANAGER:** Pat O'Kelley

Maintenance * Mowing is ongoing. Pools are being prepared to open. Road grader has been sent to Yellowhouse in Tulsa to be repaired. Canoes, kayaks and rafts are ready to go. The river pump motor was replaced and one of the irrigation pumps for the golf course was also replaced.

Recreation: Floating and camping season has begun; please call the office for reservations.

G&A * We have GRDA river permits available at the office. New Shirts and hats are also for sale. Cabins and White House are being booked for summer.

Events * Independence Day celebrations will be on July 1st at 6:30 in the Rec Area. We need volunteers in 45 minute intervals to help with games. Pony and Camel rides are booked. Food vendors: Flint Ridge Restaurant with BBQ sandwiches, along with an ice cream truck, Connie's Coney's and Flavorful Kettle Corn. Special 4th of July T-shirts can be ordered at the office. We have a sample here today.

General Manager's Annual Meeting Report. I don't have an annual report but I can give a summary of the last 5 months. We have been working to clean up and repair things in Flint Ridge to try and make it a place that we can all be proud of. It has been a learning process. We will continue to work on the infrastructure as we can. We are limited with time and resources, but we are doing the best we can.

7. COMMITTEE REPORTS

A. **ACC:** The report was given by Fred Johnson.

1) Over the past year (since the last annual meeting), the ACC issued 158 permits as follows: 5 new homes started; 4 new homes completed; 41 tree removals; 9 carport/RV/Patio covers; 25 Deck placement, repairs, removal; 2 dog kennels; 20 exterior upgrade/painting; 4 roof replacements; 15 miscellaneous renovations; 13 shed/portable storage buildings; 5 retaining walls; 8 RV placements; 2 manufactured home placements; 2 propane tank placement; 3 fences; 2 greenhouses; 2 dumpsters.

2) In the month of May the ACC issued 15 construction permits as follows: 1 new home started; 4 new homes being built; 1 tree removal; 1 carport/RV/Patio cover; 3 deck placement, repairs, removal; 4 exterior upgrade/painting; 1 roof replacement; 1 miscellaneous renovation; 1 shed/portable stage building; 1 retaining wall; 1 RV placement.

In response to a question Fred explained the definition of "ACC" and reasons for permit requirements. There was more discussion on what type of work requires permits.

Mike Hope moved to appoint ACC members for the coming year: Fred Johnson, Lew Story, Ross Davidson, Theresa Meglasson; duly seconded and carried.

B. VIOLATIONS HEARING COMMITTEE: President Jullie Wallace moved to appoint members of the Violations Hearing Committee: Leah Heinrichs, Mike Hope, Rene Kreger; duly seconded and carried.

A request came from the membership for road signs in RV2. They also indicated displeasure with the lack of response to certain property not being maintained. Ken Williams, our lawyer, explained our legal options, all of which resulted in significant expense to Flint Ridge.

At this time, 10:30 a.m., voting was not closed owing to running out of ballots, so the voting time was extended for approximately 15 minutes. A recess was called while votes were tallied. The meeting resumed once the votes were tallied.

8. ELECTION ON ADOPTION of the proposed amendment to the Certificate of Incorporation to change the duration of Flint Ridge to Perpetual. This was passed by a count of 3,196 for, 8 against. Mike Hope moved to accept the results; duly seconded and carried

9. ELECTION OF DIRECTORS


For the Board of Directors, Brian Snider was elected to one position. The vote for the second position was a tie between Del Patterson and Rick Ritschel. The procedure for runoff was that those remaining in the meeting used the green index card with number of lots identified on the card; they wrote down the name of the candidate they wanted to vote the lots for, folded the card in half and deposited it into the locked ballot box. The ballots were counted, with Rick Ritschel elected to the Board of Directors. Jullie Wallace moved to accept the new board of directors; duly seconded and carried.

10. UNFINISHED BUSINESS: Del Patterson moved to remove a tabled motion from last year about tearing down the bathhouse in the RV2 park; duly seconded and carried.

11. NEW BUSINESS: None

12. ADJOURNMENT: The meeting was adjourned at 11:57 a.m.

This content was assembled by Denise Wondrock and edited by Nate Meleen, Board Clerk, with help from Jullie Wallace.


Respectfully submitted
Lew Story, Secretary