

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on August 31, 2024

1. **Call to order.** President Pat O'Kelley called the meeting to order at 9:03 a.m. Royce Casey gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Pat O'Kelley, Rick Ritschel, Lew Story, Mike Vincent; absent Brian Snyder. Quorum requirement is met.
3. **Community Reports.,**
 - a. SDCRWA – No report
 - b. Fire Department by Mike Hope. 7 calls: 1 structure, 2 Medical, 2 rekindles 1 car fire, 1 police assistance, 1 tree on power line. The Halloween celebration will be on October 26th from 5:30 to 7:30 p.m. with candy and education. Volunteers are needed, including supporting roles. At the Oklahoma Emergency Management meeting, chiefs were asked to update homeowners information and maps for disaster needs. The Fire Department will be reaching out to POA members to update information (e.g. location of shelters within a house).
 - c. Security – No report. Note the General Managers report: 8. 5. below (hiring of a new officer).
 - d. Beautification Team by Julie Story, reported by Lew Story. Plants continue to be watered, pruned and fed at the Front Gate, Security Gate, Admin Building, Statehood House, and Clubhouse. Beds are looking healthy and attractive. Volunteers are on a watering schedule which has been working well.
More volunteers would be most welcome. Leave a message for Julie Story at 918-597-1212 and she will contact you.
4. **Committee Reports**
 - a. ACC by Theresa Meglasson. 22 permits were issued: 9 tree removals; 1 Carport/RV/ Patio cover; 2 deck placement, repairs, removal; 3 exterior upgrade/painting; 4 miscellaneous renovations; 1 Shed/Portable storage building; 1 retaining wall; 1 RV placement. Five new homes are being built.
 - b. Violations Hearing Committee by Mike Hope_– no activity to report.
 - c. Marketing/Real Estate Committee - No report (see Agenda Item 9).
5. **Minutes.** Mike Hope moved that the minutes for July 27, 2024 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Mike Hope.
July. We began the month with cash in bank of \$347,368. During the month we had cash receipts of \$173,422 from all departments. Total income for the month was \$12,661 over the budgeted amount. Net Balance Sheet adjustments were \$472.16. During the month our operating expenses were \$169,003. This amount was \$20,567 over budget. We ended the month with cash in bank of \$352,259 which was an increase of \$4,891.
Mike Hope moved for approval of the Treasurer's report; duly seconded and carried.
7. **Suspension of Member's Rights.** Pursuant to the Flint Ridge POA Covenants, Article VII.D.1.c, Mike Hope moved to suspend members' rights on delinquent accounts; duly seconded and carried.
8. **General Managers Report,** by Pat O'Brien
 1. Preparations for the end of the season are being made as the floating season ends and the closing of the swimming pools will begin.
 2. Mowing, grading and road repair are being done daily and as often as possible with the limited personnel.

3. The restaurant has made a soft opening and is serving a limited menu starting this weekend; plans are for an official September 11th opening.

4. The golf course has been busy. There were several major plumbing upgrades made to the course these past weeks.

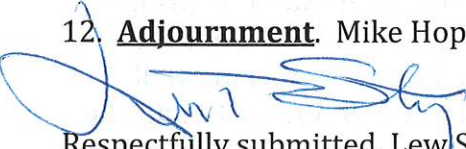
5. We have hired a new security officer who is CLEET armed certified, bringing our total to three armed patrol officers.

9. **Old Business.** Pat O'Kelley reported there were no informal actions.

10. **Executive Session.** Not Needed.

11. **New Business.** Mike Hope made a motion to increase POA dues in 2025 by \$15 per month, and \$5 per month in each of 2026 and 2027; duly seconded and carried. Prior to the vote questions and concerns from the floor were addressed, including 1) concern about the impact on those with limited income, 2) loss of revenue from POA members who abandon their lots, and 3) the issues and problems involved with selling POA lots. President Pat O'Kelley described issues Kurt Robinson, our HUD representative, was having with new reporting requirements by new people in HUD. The POA currently cannot sell any lots until these issues have been resolved.

12. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. 9:33 a.m.


Respectfully submitted, Lew Story, Secretary. Note: Written by Nate Meleen, Board Clerk