

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the **Monthly** POA Board of Directors meeting on February 26, 2022

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:03 a.m. Royce Casey gave the invocation.
2. **Determination of a quorum.** Present: Mike Hope, Nate Meleen, Lew Story, Jullie Wallace; Absent: Pat O'Kelley, Sean Savage. Quorum requirement of 4 members is met. Perry Hewitt's position is still vacant.
3. **Community Reports.**
 - a. **SDCRWA.** James Thompson reported about an award from the EPA that was formally presented last week.
 - b. **Fire Department & Fire Wise Committee.** Mike Hope gave an informal report about 1 fire and medical calls during the month.
 - c. **Security** by Chief Jason Blair. 49 calls during the month: 1 RV2 Bathhouse; 1 reckless driving; 8 public service; 6 escorts and assists; 7 suspicious vehicles and people; 1 gate hit (412 gate); 4 tailgating; 3 domestic calls; 4 medical assists; 3 dog calls; 11 traffic stops.
 - d. **Animal Rescue:** James Thompson reported we still have 6 in the kennel; 1 small dog will be taken to the vet for neutering. Animal Rescue will be added to the new website.
 - e. **Grounds and Beautification Committee.** Lew Story – budget for the year is \$2,500. Volunteers should contact him.
4. **Committee Reports**
 - a. **ACC** submitted by Chairperson Doug Heinrich. In the month of February the ACC issued 13 permits: 3 exterior home remodels; 2 deck remodels; 2 new storage buildings; 1 carport enclosure; 1 RV placement; 1 new fence; 1 retaining wall replacement; 2 tree removals.
 - b. **Violations Hearing Committee.** Mike Hope: no requests were heard.
5. **Minutes.** Nate Meleen moved that minutes for January 29, 2022 be approved as distributed; duly seconded and accepted.
6. **Treasurer's Report** by James Thompson. We began the month with cash in bank of \$326,465. During the month we had cash receipts of \$159,293 from all departments. Total income for the month was \$19,193 over the budgeted amount. During the month our operating expenses were \$117,650. This amount was \$28,960 under budget. We ended the month with cash in bank of \$343,069 which was an increase of \$16,604. We purchased a Maintenance truck for \$19,500. We paid \$14,500 on the line of credit.

Jullie Wallace moved for approval of the Treasurer's report; duly seconded and approved.
7. **Suspension of Member's Rights.** Jullie Wallace moved the suspension of members' rights on delinquent accounts; duly seconded and approved.
8. **General Managers report** – James Thompson.

Maintenance * Tree trimming was done in the Recreation area and roads behind the White House. * Tree trimming and deck repair was done at the Pine Ridge Club House. * At the South Flint Ridge Drive overlook new steps and deck boards have been replaced; trees have been cleared giving a better view of the river. * Plumbing repairs were done in the restaurant kitchen. * Sinks have been replaced and hot water heater worked on at Pine Ridge. * Dryers have been repaired at both RV parks. * Clear Lake dock was finished. * **First snow storm:** 3.5

tons of road melt and 6 tons of sand were put out on the roads. * Ice Storm: we put out 3 tons of road melt and 6 tons of salt.

G&A * The new website is up and running. It is still a work in progress. We are still waiting on the credit card payment system to be up and running on the website. * We will be switching our alert system over to one that is connected with our website. Everyone will need to go online and sign up for it. The deadline will be April 1 to sign up. The old alert system will be discontinued* Rentals and camping spots are filling up. * River passes will be available after April 1st.

Events * Easter egg hunt will be April 16 @ 1pm in the rec area.

9. Old Business - Report of Informal Actions (By-laws Article VI, #10)

a. Jullie Wallace cited the need to approve the budget submitted by James Thompson. This was tabled at the January meeting so that a zero-based budget could be prepared. This was distributed to the Board of Directors by email. Nate Meleen moved to approve the budget as distributed; duly seconded and carried.

b. Jullie Wallace explained the process for filling a vacancy on the Board of Directors and asked James Thompson to read Article V #6, "Vacancies," from the By-laws. Lew Story explained that he had approached about 10 members, but only 3 are willing to serve: Fred Johnson, Brian Snyder, and Denise Wondrock. Ballots were distributed and counted by James Thompson and a POA member. Jullie Wallace announced that Denise Wondrock was elected and moved to appoint her as the replacement for Perry Hewitt's position (through May 2024); duly seconded and approved.

b. Report of Informal Actions. There were no informal actions during the past month.

10. New Business. a. Nate Meleen moved to approve the remodeling of the Sycamore Park bathhouse at an estimated cost of \$5,000; duly seconded and approved. The situation with the 412 gate was also discussed; it will be replaced with new operating equipment.

Note: Before adjournment there was an extensive period of interaction among POA members present, President Jullie Wallace and other board members, and General Manager James Thompson. This included requests, recommendations, explanations, and suggestions. Jullie Wallace reminded the audience of the General Manager's Membership Input Meeting following the March POA Board of Directors meeting.

12. Adjournment. Jullie Wallace moved to adjourn the meeting, carried. Time: 10:22 a.m.

Respectfully submitted,


Nate Meleen, Secretary.