

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on February 25, 2023

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:00 a.m. Nate Meleen gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Brian Snyder, Jullie Wallace, Denise Wondrock; absent: Lew Story. Quorum requirement is met.
3. **Community Reports.**
 - a. **SDCRWA** by Don Wilcoxin. The board did not meet and he has nothing to report. He noted that pipeline work has begun from Chewey Road, and will go to where the major line repair was made on South Flint Ridge Drive. There was some discussion of security issues during and after construction, mainly about gates.
 - b. **Fire Department** by Mike Hope. 8 calls: 5 medical, 2 smoke checks.
 - c. **Security.** No report.
 - d. **Grounds and Beautification** Committee. No report (winter months)
4. **Committee Reports**
 - a. **ACC** given by Fred Johnson. 4 new houses are under construction, 2 started this month. Permits were also issued for 1 tree removal, 2 decks, and 2 paint and shutters.
 - b. **Violations Hearing Committee.** Mike Hope reported on 1 hearing over an ACC violation of starting a remodel before a permit was issued. The violation was upheld.
5. **Minutes.** Jullie Wallace moved that the minutes for January 28, 2023 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Denise Wondrock.

Because of a shoulder injury by our accountant, no report is ready for this meeting. The January report should be available for the March meeting.
7. **Suspension of Member's Rights.** Pursuant to the Flint Ridge POA Covenants, Article VII.D.1.c, Jullie Wallace moved the suspension of members' rights on delinquent accounts; duly seconded and carried.
8. Mike Hope moved that the 2023 budget be approved; duly seconded and carried.
9. General Managers Report by Pat O'Kelley

Maintenance: RV 1 gate has been installed and hooked up. Plowed roads during and after ice storm. Cleared trees from roads after wind storm. Cleaned around Golf shop and Maintenance shop. Working on fans and water pumps for golf course. Checking mowers, trimmers and equipment for mowing season. We are looking for summer help.

G&A: We have had 3 new property owners and 4 looking to see what's here this month. Welcome packets are on the website under Corporate documents.

Events: The Easter Egg Hunt will be April 1st at 1:00 in the rec area behind the office.

10. **Old Business - Report of Informal Actions (By-laws Article VI, #10)** by Jullie Wallace: None.

11. Executive Session. This item was cancelled.

12. **New Business**. a. Jullie Wallace discussed the board's desire to discontinue Associate Memberships. There were only 4 last year and there were complaints related to them. Mike Hope moved to discontinue the Associate Memberships; duly seconded and carried.

b. Jullie Wallace noted the need for new members on the ACC, and moved to appoint Lew Story as an interim member; duly seconded and carried.

13. **Adjournment**. Mike Hope moved to adjourn the meeting, carried. 10:23 a.m.

Written by Nate Meleen, Board Clerk.



Respectfully submitted, Lew Story, Secretary