

Approved 7.30.22
N H Melson

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on June 25, 2022

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:04 a.m. Rev. Henry Bell gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Sean Savage, Lew Story, Jullie Wallace, Denise Wondrock. Absent: Pat O'Kelley. Quorum requirement is met.
3. **Community Reports.**
 - a. **SDCRWA.** General Manager James Thompson reported a major water leak west of the water tower. SDCRWA employees were on site trying to find the leak. This affected water pressure all the way to the Security Office/Construction Gate.
 - b. **Fire Department** by Chief Danny Blevins. 5 EMS calls, 1 Wildland, 1 rescue. Discussion included the annual pancake breakfast on July 2nd from 7:30 to 10:30 a.m., and that the \$40 annual dues can be paid at the breakfast. Chief Blevins also stated that the Grove Medevac team will be coming to the breakfast, and that the Flint Ridge Fire Department will be monitoring the fireworks display.
 - c. **Security** by Patrol Officer Matthew Vogle. 18 total calls: 3 dog calls, 3 traffic stops, 5 suspicious car/person, 2 misuse of gate card; 1 littering, 4 tailgating.
 - d. **Grounds and Beautification Committee.** Lew Story – Special work included removal of dead plants at RV 1, efforts to refurbish that area, and watering at entrances.
4. **Committee Reports**
 - a. **ACC** submitted by Chairperson Doug Heinrich. Since the last meeting the ACC issued 14 construction permits: 4 deck repairs or replacement; 1 permit extension for new home construction; 1 storage building; 3 tree removals; 5 for miscellaneous renovations (painting, roof replacement, retaining wall, and new door). Two new homes were completed, leaving three still under construction.
 - b. **Violations Hearing Committee.** Mike Hope: One request was heard and adjudicated.
5. **Minutes.** Mike Hope moved that minutes for May 28, 2022 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Sean Savage. We began the month with cash in bank of \$343,787. During the month we had cash receipts of \$153,502 from all departments. Total income for the month was \$6,574 under the budgeted amount. During the month our operating expenses were \$164,445. This amount was \$20,574 over budget. We ended the month with cash in bank of \$344,845 which was an increase of \$1,059.

Note: Significant payments included \$31,862 to repair security gates, \$14,500 on the Credit Line, \$6,000 for repairs at Sycamore Park, and \$8,000 for a van for House Keeping.

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, Jullie Wallace moved the suspension of members' rights on delinquent accounts; duly seconded and carried.

8 and 9. **Secretary.** These Agenda items were handled together. This change is necessitated by Arvest Bank's requirement that the Secretary be a member of the Board of Directors. Mike Hope moved to elect Lew Story as Secretary and to appoint Nate Meleen to a new position of Board Clerk. Duly seconded and carried.

10. **ACC Appointments.** In response to a request from the ACC, Mike Hope moved to appoint Terry Armstrong and Ross Davidson to the ACC. Duly seconded and carried.

11. **Revision of Standing Rules.** These were distributed earlier to the Board of Directors. Following an explanation, Jullie Wallace moved to approve the Revised Standing Rules, June 2022, as distributed to the Board of Directors. Duly seconded and carried.

12. **General Managers report,** by James Thompson

Maintenance * Paving has been completed on South Flint Ridge Drive and Indian Springs. The contractor will come back and do some additional patching on Indian Springs. * Mowing is ongoing. There were some mechanical issues, but parts came in yesterday so they will be back out on the road sides getting everything mowed for the 4th. * Cold patching has been done on the loop. More cold patch has been ordered so they can continue to fill pot holes. * The remainder of the road signs on hand are being installed.

G&A * You can now sign up for e-bills on the website. * Summer office hours are now in effect: the office is open 9 to 2 on Saturday and Sunday. * We are currently out of gate cards. There is a national shortage of them; we are trying to find some.

Recreation * Our float times have changed this year. Launch times are 10:00, 11:30 and 1:00. Pick up times are 1:30, 3:00 and 4:30. Canoes and Kayaks are \$20 per person and rafts are \$70. * Remember ATV'S and UTV'S are only allowed on designated roads and the stump dump area.

Rentals * There are 3 spots available at the canoe pick up for the 4th of July weekend. Everything else is booked. * Camping is filling up at Sycamore for the rest of July. Call if you want a reservation.

Events * The Independence Day celebration will be next Saturday July 2nd at 6:30 pm at the Rec Area. We will have food vendors, music, bounce houses and games for the kids, axe throwing and digital tattoos. Fireworks will begin at dark. If you know anyone who does shaved ice, have them contact the office. If you would like to volunteer contact Anita.

13. **Old Business - Report of Informal Actions (By-laws Article VI, #10).** The Board approved a new motor for the golf course irrigation pump.

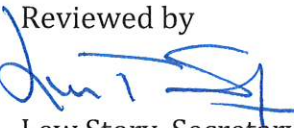
14. **New Business.** None

Note: A few minutes were spent responding to questions from the floor.

15. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. Time: 9:45 a.m.

Written by,


Nate Meleen, Board Clerk

Reviewed by

Lew Story, Secretary