

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on July 27 2024

1. **Call to order.** President Pat O'Kelley called the meeting to order at 9:03 a.m. Mike Hope gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Pat O'Kelley, Rick Ritschel, Brian Snyder, Lew Story, Mike Vincent. Quorum requirement is met.
3. **Community Reports.**
 - a. SDCRWA – No report
 - b. Fire Department by Mike Hope. 9 calls: 4 Medical, 1 Landing Zone, 1 Lift assist, 1 Single 30, 1 Water rescue, 1 Public service. Delaware County is instituting new E911 service in October, which will carry caller GPS location information.
 - c. Security – No report
 - 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. 8 permits were issued: 3 tree removals; 2 deck placement, repairs, removal; 1 exterior upgrade/painting; 1 miscellaneous renovations; 1 RV placement.
 - b. Violations Hearing Committee by Mike Hope – no activity to report.
 - c. Marketing/Real Estate Committee - No report (see Agenda Item 9).
5. **Minutes.** Lew Story moved that the minutes for June 29, 2024 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Mike Hope.
June. We began the month with cash in bank of \$355,383. During the month we had cash receipts of \$153,428 from all departments. Total income for the month was \$16,186 under the budgeted amount. Net Balance Sheet adjustments were \$14,586. During the month our operating expenses were \$176,038. This amount was \$27,602 over budget (pickup purchase, large electrical repair expenses). We ended the month with cash in bank of \$347,368 which was a decrease of \$8,025.
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) Maintenance has been busy mowing, grading, and when possible, road repairs.
 - 2) Sycamore Park has had some electrical issues that are being repaired as needed.
 - 3) Chef Jonathan Simpson and his wife Felicia have been working tirelessly to repair and redecorate the restaurant and kitchen. They hope to have the restaurant fully opened in late August.
9. Mike Hope moved to dissolve the Marketing/Real Estate Committee; duly seconded and carried.
10. **Old Business.** Pat O'Kelley reported the following informal action: Purchase 2016 Ford F150 for maintenance (June 2024).

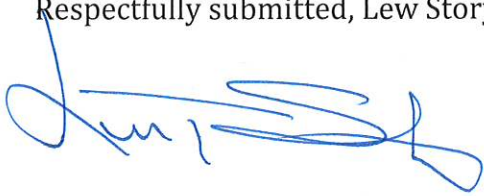
11. **Executive Session**. Not Needed.

12. **New Business**. None.

13. **Adjournment**. Mike Hope moved to adjourn the meeting, carried. 9:17 a.m.

NOTE: The General Manager's Membership Input meeting followed immediately after adjournment.

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

A handwritten signature in blue ink, appearing to be 'Lew Story', written in a cursive style.