

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on March 30, 2024

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:06 a.m. Nate Meleen gave the invocation.

2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Rick Ritschel, Brian Snyder, Lew Story Jullie Wallace, Denise Wondrock. Quorum requirement is met.

### 3. **Community Reports.**

a. **SDCRWA** by Del Patterson. A brownout in early March caused both pumps to go out. They did an emergency search for a generator and have spent \$19,600 on fuel alone. They were able to shut off West Siloam Springs, who got water from Siloam Springs. A month or so is needed for new pumps to be built. They are redesigning where feasible for redundancy. In response to a question from the floor, the District 5 addition is still in the design phase.

b. **Fire Department** by Mike Hope. 12 calls: 1 fire, 2 wildland fires, 1 smoke investigation, 5 medical, 1 LZ setup, 1 fire alarm, 1 fire investigation.

c. **Security** by Officer Matt Vogel: 44 calls: 5 suspicious car/person; 3 tailgating, 3 misuse of gate card; 8 traffic stops; 3 dog calls; 1 welfare check/county escort; 5 medical/fire calls; 1 domestic, 4 house security alarms, 11 resident concerns.

d. **Beautification Team** by Julie Story, read by Lew Story. Will be scheduling pruning, clean up and planting soon. Will need to purchase plants and mulch as we do each year.

We request that Maintenance weed-eat the large papas grasses out front by the flag poles asap. They should be trimmed down to about 6". That would be very helpful to our team as we are low on volunteers.

We are again requesting that the hillside coming in the Main Gate from Hwy 10 be maintained throughout the growing season. The north side was cut down one time last year and looked great, then only a small amount at the top of the hill was maintained so it became unkept again. The south side was never done. As it is a main entrance to our community, it should be maintained.

We have put out a request for more volunteers.

### 4. **Committee Reports**

a. **ACC** by Theresa Meglasson. 15 permits were issued: 1 new home was started, 6 new homes are being built; 2 tree removals; 1 carport/RV/Patio cover; 3 deck placement, repairs, removal; 3 exterior upgrade/painting; 1 miscellaneous renovation; 1 shed/portable storage bldg.; 1 RV placement; 1 dumpster; 1 fencing.

b. **Violations Hearing Committee** – no activity to report.

c. **Marketing/Real Estate Committee** by Julie Story, read by Lew Story. Now that spring is here, we can resume exploring and notating lots for sale. The high cost of utility installation is challenging. Suggest that the Board strategically work with the SDCRWA to mitigate some of their high estimates. Some discussion followed about availability of utilities, including POA owned lots.

5. **Minutes.** Mike Hope moved that the minutes for February 24, 2024 be approved as distributed; duly seconded and carried.

6. **Treasurer's Report** by Treasurer Denise Wondrock.

February. We began the month with cash in bank of \$280,993. During the month we had cash receipts of \$137,467 from all departments. Total income for the month was \$433 under the budgeted amount. Net Balance Sheet adjustments were \$13,203. During the month our operating

expenses were \$121,946. This amount was \$26,190 under budget. We ended the month with cash in bank of \$309,717 which was an increase of \$28,724.

Note: We opened a new bank account call Cash-First Arvest – Capital Improvements. We are now and plan to keep transferring \$7,000 per month into this account for Capital Improvements.

We are also transferring \$6,000 per month into an account called Cash – First Arvest – R/E and Property Tax for our annual Property Tax.

Denise Wondrock 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 to suspend members’ rights on delinquent accounts; duly seconded and carried.

8. General Managers Report by Jullie Wallace. Note: Pat O’Kelley resigned during the month.

**Maintenance:** A new sign has been installed at the Main Gate, playground has been repaired, repairs have been made on water leaks and plumbing throughout the Ridge. Equipment repairs are being made and we are getting ready for spring mowing. Asphalt patch is in, and work will start on potholes as soon as weather permits. We now have a packer for the asphalt which should help to keep the holes filled. Road grading is ongoing and has almost made it around the Ridge.

**Camping:** Campgrounds are being worked on to be ready for opening on May 1.

**Events:** We will have an Easter Egg hunt today at 11:30 am in the Rec Area. July 6<sup>th</sup> is the Independence Day Celebration at 6:30 pm.

**G & A:** Office hours are Monday through Friday 9:00 am to 4:00 pm and the 1<sup>st</sup> Saturday of the month 9:00 am to 2:00 pm. We have 50<sup>th</sup> anniversary sticker available for \$2.00 (tax included)

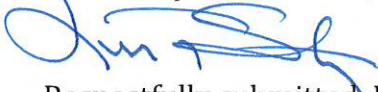
9. **Old Business.** Jullie Wallace stated that there were no informal actions to report. There was no other old business.

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

11. **New Business.** Mike Hope made a motion to replace Del Patterson as our SDCRWA representative, and appoint Walter Duke as our new Flint Ridge POA representative. Duly seconded and carried.

12. **Adjournment.** Denise Wondrock moved to adjourn the meeting, carried. 9:36 a.m.

Written by Nate Meleen, Board Clerk



Respectfully submitted, Lew Story, Secretary