

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on January 27, 2024

1. **Call to order**. Vice President Royce Casey called the meeting to order at 9:05 a.m. Nate Meleen gave the invocation.
2. **Determination of a quorum**. Present: Royce Casey, Rick Ritschel, Brian Snyder, Lew Story, Denise Wondrock. Absent: Mike Hope, Jullie Wallace. Quorum requirement is met.
3. **Community Reports**.
 - a. **SDCRWA** by Don Wilcoxson. There was nothing to report. In response to a question about bleach in a water line, Don stated that they may want to flush that line.
 - b. **Fire Department** by Lew Story. 14 calls: 10 EMS, 2 fire alarm, 1 mutual aid (Chance), 1 grass fire.
 - c. **Security** by Chief Jason Blair, read by General Manager Pat O'Kelley. 39 calls: 8 suspicious car/person; 3 tailgating; 2 misuse of gate card; 6 traffic stops; 1 trespassing; 3 dog calls; 8 medical/fire calls; 1 domestic; 2 house security alarms; 5 resident concerns. Denise Wondrock reported on possible shooters in Luper Hollow. This was handled by the game warden.
 - d. **Beautification Team** by Lew Story. No report.
4. **Committee Reports**
 - a. **ACC** by Theresa Meglasson. 10 permits were issued: 1 new home started; 5 new homes are being built; 1 tree removal; 3 deck placement, repairs, removal; 2 miscellaneous renovations; 2 retaining walls; 1 RV placement; 1 Vacant Lot cleanup; 1 new home finished.
 - b. **Violations Hearing Committee** – no report.
 - c. **Marketing/Real Estate Committee** by Lew Story. No report.
5. **Minutes**. Lew Story moved that the minutes for December 2, 2023 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Denise Wondrock.

November. We began the month with cash in bank of \$291,311. During the month we had cash receipts of \$172,951 from all departments. Total income for the month was \$33,001 over the budgeted amount. Net Balance Sheet adjustments were \$12,120.01. During the month our operating expenses were \$152,712. This amount was \$11,027 under budget. We ended the month with cash in bank of \$326,670 which was an increase of \$35,359.

Note: We received the annual payment from the Water District in the amount of \$30,000.

December. We began the month with cash in bank of \$326,670. During the month we had cash receipts of \$165,370 from all departments. Total income for the month was \$29,420 over the budgeted amount. Net Balance Sheet adjustments were \$52,254.63. During the month our operating expenses were \$148,108. This amount was \$9,939 over budget. We ended the month with cash in bank of \$290,675 which was a decrease of \$35,995.

Note: We paid ALL of our property tax this month in the amount of \$74,386.57. This amount was \$8,386 more than we had accrued (higher than anticipated).

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, Royce Casey moved to suspend members' rights on delinquent accounts; duly seconded and carried.

8. General Managers Report by Pat O'Kelley.

Maintenance: The grader is fixed and working. We have worked on Mallard Road and are going around East Clear Creek. We will head down Flint Ridge Drive to South Flint Ridge Drive then to Deer Lake. The maintenance crew did a great job getting the equipment ready and clearing the roads during the snow and ice this month.

RV: The RV 2 gate was hit and bent. We got it straightened and back working. The water line froze and busted at the RV 1 clubhouse. SDCRWA repaired it since it was on their side of the meter.

Events: Christmas at the Fire Station was well attended. There was a barrel train for the kids to ride in and a manger set up for the carolers. Santa was there to hand out presents and take pictures.

G & A: Office hours are Monday through Friday 9:00am to 4:00pm, and the first Saturday of the month 9:00am to 2:00pm. We are planning for a 50-year celebration.


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

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

11. **New Business.** None.

12. **Adjournment.** Denise Wondrock moved to adjourn the meeting, carried. 9:21 a.m.

Written by Nate Meleen, Board Clerk



Respectfully submitted, Lew Story, Secretary