

Approved 5.28.22
N Meleen

FLINT RIDGE ANNUAL MEMBERSHIP MEETING OF MAY 29, 2021

1. Call to order at 10:00 a.m. by President Jerrod Greene. Determination of Quorum for Annual Meeting: The requirements of our BYLAWS, Article IV, #8, were followed to establish a QUORUM. 3,105 members were needed. The 68 members (lots) in attendance plus 1,750 POA lots did not meet the criteria for the annual Quorum. Jerrod Greene closed the meeting and immediately called a second meeting to order. 2,049 members were needed for the 2nd meeting. The 68 members (lots) in attendance plus 1,750 POA lots did not meet the criteria for the annual Quorum. Jerrod Greene closed the meeting and immediately called a third meeting to order. The 68 members (lots) in attendance plus the 1,750 POA lots were sufficient to meet the Quorum requirement of 1,352. Quorum requirement is met.

2. The invocation was given by Nate Meleen

3. Proof of Notice of Meeting: Secretary Nate Meleen stated that notice requirements were followed.

President Jerrod Greene thanked Hugh and Jeannie Graham for their contributions during their residence here. They are moving to Tulsa for health reasons and will miss Flint Ridge. Hugh resigned from the Board of Directors effective the end of this meeting.

4. Nate Meleen moved that the minutes of the Annual Membership meeting on May 30, 2020 be approved as distributed, duly seconded and accepted.

5. COMMUNITY REPORTS

A. SDCRWA Update was given by FRPOA representative Del Patterson. Our water is of the highest quality, equal to or better than bottled water. SDCRWA is getting national recognition through a special award. Expansion is planned or underway to Eucha and to the Illinois River Ranch area. Note: SDCRWA board meeting minutes are posted on their web site.

B. FIRE DEPARTMENT: Lew Story. Dan Simon is recovering from smoke inhalation during a recent fire. A proposal has been submitted to Delaware County for a new tanker. Breakfast on July 3rd from 7:30 to 11:00 a.m. Renewal of dues is upcoming (fiscal year is July 1 – June 30): \$40 per year, \$100 plus the \$40 annual dues for a new member. Later in the meeting the Chief's Report for January – April was received and Lew Story shared the figures for April: 100 volunteer hours. They will be patrolling campsites per normal practice.

C. SECURITY: Chief Jason Blair shared his incident report for April 25 – May 29. 36 total incidents: 9 resident's concerns, 4 suspicious car/person, 4 tailgating, 4 dog calls, 4 misuse of gate card, 3 welfare check/county escort, 2 gun shots, 2 domestic, 2 noise complaint, 2 trespassing. In response to a question from the floor about speeding, Chief Blair reported that since tickets are given only to members, Security could not ticket commercial guests such as Fed-Ex. They do report violations to the driver's supervisor. James Thompson stated that POA would only call a wrecker service for stuck vehicles, but will not help because of liability risks. He reminded us that UTVs, ATVs, etc. must be driven on roads or in the stump dump area, and must not be used between 10:00 p.m. and 7:00 a.m. If members see violators they should get a description and call that in to Security. On weekends, pool users are being checked for gate cards.

D. ANIMAL RESCUE: Denise Wondrock. 8 animals were in the kennel the past month, 5 new ones and 3 previous. 1 puppy is in foster care. No transports and no trips to the veterinarian. 2 pickups and return to owners. Denise reminded us of the POA leash law when off a member's property. She encouraged members to build a pen for their pets. She has no financial information from FRAMP. Discussion by members and both James Thompson and Denise: Volunteers are need for transport to vet. Donations of dog food are needed (no longer given to us by Walmart). We have a nice kennel in the Maintenance area. Pets are always posted on the Flint Ridge website.

E. GROUND AND BEAUTIFICATION: Julie Story reported difficulties from the rain. Plans include flower beds at the Statehood House and continued maintenance of the iris garden. Volunteers are needed for help with mulching. One member requested help for beautifying RV1. One member complimented the committee for their work on the main gate.

6. REPORTS OF OFFICERS

A. President: Jerrod Greene noted the significant progress during the 6 years he has resided here, including 4 years on the Board of Directors. He cited cleanup efforts, increased community pride, positive response to raising dues to facilitate repairs, and foreclosures that have eliminated undesirable members. Questions from members included the 3-year plan from previous years, lot prices, and ADA code on any new buildings. Title clearance for any POA lot sales limits our flexibility.

B. Treasurer: James Thompson reported health problems encountered by our CPA Justin Cowen, who normally gives an extensive report during the annual meeting. James asked members to pray for Justin's health. He gave the following summary for April. We began the month with cash in bank of \$304,689. During the month we had cash receipts of \$125,682 from all departments. Total income for the month was \$19,617 under the budgeted amount. During the month our operating expenses were \$133,624. This is \$14,186 under budget.

C. General Manager: James Thompson

General Managers Report -This past year has been an interesting one for Flint Ridge. We all had to deal with COVID-19 and the changes that came about do to it. Although challenging we had a great year. We've seen a lot of interest in Flint Ridge and have many new property owners. Houses are selling as fast as they come on the market and a couple of new houses have been built or are under construction.

Maintenance * We have had several roads paved in the last year. Hidden Valley and Stone Ridge were both paved by the POA. West Clear Creek all the way through Sycamore Park and Valley View were done with monies from the new water plant contract. * Repaving of Crossroads will begin middle part of June from the Security gate to the Fire Department if the weather will cooperate. * Once the weather cooperates we will be putting down hot patch to fill the pot holes on other roads. * Most of the dirt roads have been built back up with crowns in the middle and drainage areas fixed. This has cut down on the amount of time spent fixing them. * More tree trimming was completed along the roads this past winter. * Sycamore park electrical hookups have been rewired, buried and half the sites are 50 amp and the others 30 amp. 2 new sites were added for RV's, and three primitive camping spots were put in across the creek. * Mowing is ongoing, but has been hampered by the rain * The clubhouse pools are open. The office pool will be open in the next few days. It was delayed being finished due to the pump going out. We have also added new returns to help improve circulation in the shallow end. Once the chemicals are adjusted it will open. * We are looking for people to work on maintenance. Apply at the office.

RV * The renovations to RV 1 clubhouse have been completed. New flooring has been added. Next season we are looking at adding beds and furniture so that it also can be used as an overnight rental. * RV 2 clubhouse has been renovated this past off season. The roof was replaced and areas that leaked around the fire place fixed. On the inside the kitchen was remodeled, LED lighting installed, the ceiling tiles replaced and the pool table resurfaced. * New playground equipment was installed as well as a new grill. * We continue to have issues with the bath houses in RV 2 being vandalized. All the lights in the men's have been either stolen or destroyed, wet toilet paper thrown and stuck on the walls, chewing tobacco spit on the floor and walls, and someone is peeing in the trash cans in both the men's bathroom and laundry room. The women's bathroom has had several lights stolen, the shower door was torn down, and the sanitary napkins trash cans dumped on the floor. The lights and light switch were stolen out of the laundry room.

G&A * We need volunteers to transport dogs to and from the vet. * We have GRDA float passes available at the office. * New shirts, caps and soft sided coolers are available. * Please slow down on the roads as more people will be out walking and kids playing. * Our float trips are now available on

Friday, Saturday and Sunday. Please call to make reservations as they are booking up. * Reservations for the cabins, White House and camping are booking up for the summer. Call for available dates.

Events * We will have our Memorial Day celebration at RV 2 behind the club house on Sunday night at 5. Music with Shaw Revolver from 5 to 7, bike and golf cart parade at 7:15. Decorate your bike or golf cart and win prizes. Movie at 8:30. We will be showing the new Tom and Jerry movie. Popcorn will be provided during the movie. Bring your favorite beverages and chairs for an evening of fun. * The 4th of July celebration will be on July the 3rd at the rec area. Festivities will start at 6:30. We will have food vendors, games, bounce houses, camel rides, DJ, and fireworks shot off the bluff above the waterfall at dark. Invite your friends and family. * October 30th will be the costume casino night at the clubhouse. Dress up for the chance to win extra chips.

Member concern related to the need for blue and red route signs. James Thompson reported that new signs are ready to be installed. Needs for improvement of the put-put golf course are being studied.

7. COMMITTEE REPORTS

A. ACC: Chairman Doug Heinrich reported they had a busy year. Perhaps because of less travel, members did more work on their properties. 155 permits were issued, including 39 tree removals, 3 new homes, 23 RV placements, 2 mobile homes, 28 storage blds/carpports, 19 decks/porches, 10 fences, and 34 miscellaneous. In May, 17 permits were issued including 3 tree removals, 4 RV placements, 3 storage blds/carpport, 2 decks/porches, and 5 miscellaneous. Much work has been done to clarify and expedite procedures, including summary documents for major items such as new home construction.

B. VIOLATIONS HEARING COMMITTEE: Jullie Wallace reported that 5 protests were heard during the previous month.


8. ELECTION OF DIRECTORS: About 11:25 Secretary Nate Meleen was called out to meet with the committee counting the ballots. There was a tie for the 3rd board position, with both Perry Hewitt and Lew Story receiving 52 votes. After consideration of various alternatives, and communicating with both candidates, it was agreed to ask the members present to vote again to break the tie. During this time the annual meeting had been suspended.

Members present were called back to order at 11:39 a.m. The votes were announced, along with the need to vote again to break the tie for the third position. Mike Hope (103 votes) and Jullie Wallace (60 votes) were elected to 3-year terms. The members present were asked to write their choice between Perry Hewitt and Lew Story on the card given to them when they entered the meeting. (This card showed how many lots that member had voting privileges for). The cards were collected and given to the counting committee. Results were reported as 25 for Perry Hewitt and 24 for Lew Story. Perry Hewitt was elected to a 3-year term.

9. UNFINISHED BUSINESS: While the tiebreaker votes were being counted, Membership Input opportunity was offered. One member asked about trash service and was told by Jerrod Greene that weekly trash service is available from Lake Region Trash for \$20 per month.

10. NEW BUSINESS: None

11. ADJOURNMENT: The meeting was adjourned at 11:54 am.


Respectfully submitted
Nate Meleen, Secretary