

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on October 28, 2023

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:05 a.m. Royce Casey gave the invocation.

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

3. **Community Reports.**

a. **SDCRWA** by Del Patterson. Del reported on a conversation with Ed Fite, GRDA – Scenic Rivers Commission. NW Arkansas is growing rapidly and Ed expects much growth here. He has a concern about impacts on the river. SDCRWA is in good shape because of our connection with the Cherokee Nation. Our plant will need expansion; also, we hope to build a 1,000,000-capacity water tower.

b. **Fire Department** by Mike Hope. 8 calls: 1 fire alarm; 4 medicals; 1 structure fire; 1 smoke investigation; 1 lift assist.

c. **Security** by Patrol Officer Amber Currier. 39 calls: 4 dog calls, 8 suspicious person/vehicle, 6 resident concerns, 3 medical/fire calls, 2 tailgating, 16 miscellaneous.

d. **Beautification Team** report by Julie Story, read by Lew Story. We are approaching the end of the season. Many thanks to our volunteers who have faithfully and successfully maintained the flowerbeds throughout the growing season: Front gate, Security gate, Clubhouse; Statehood house; Administration building; Beds surrounding the edge of the golf course.

After the first freeze we will remove the annuals from the beds and prune the grasses. Shrubs will not be pruned until March to address any freeze damage and allow for reshaping. We had hoped to do some painting at the 412 Gate, but scheduling and now the weather have prevented that. It will remain on the list for Springs.

We could always use more volunteers. If anyone is interested, please contact the POA office; Julie Story will reach out to you. Again, thank you to all of our wonderful volunteers.

4. **Committee Reports**

a. **ACC** by Fred Johnson. 9 permits were issued: 5 new homes are being built; 1 tree removal; 2 roof replacements; 4 miscellaneous renovations; 1 shed/portable storage building; 1 retaining wall.

b. **Violations Hearing Committee** by Mike Hope – no hearings.

c. **Marketing/Real Estate Committee** by Julie Story, read by Lew Story. Pat O'Kelly has given four tours to interested parties and some lots were shown. Parties are still very interested but the right lot hasn't been nailed down. We will continue to explore lots to that end, as well as others.

October was as very busy month personally for our team members. November will be a better month to focus on website development, reviewing more lots and organizing them into categories for current and future sales in consideration of utilities.

5. **Minutes.** Jullie Wallace moved that the minutes for September 30, 2023 be approved as distributed; duly seconded and carried.

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

August. We began the month with cash in bank of \$273,789. During the month we had cash receipts of \$146,284 from all departments. Total income for the month was \$1,735 over the budgeted amount. Net Balance Sheet adjustments were \$10,657. During the month our operating expenses were \$179,872. This amount was \$41,092 over budget. We ended the month with cash in bank of \$250,859 which was a decrease of \$22,930.

Note: We paid \$17,556 toward unplanned repairs. The Board approved \$10,097 in capital expense (dump trailer).

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. Mike Hope moved to approve the 2024 budget; duly seconded and carried.

9. General Managers Report by Pat O'Kelley.

Maintenance: Mowing season is over. We will do a little cleanup mowing next month. The Grader is back and working. We have graded most roads along Crossroads, up in Indian Springs and from the water tower to 412 gate. We will be working our way around to South Flint Ridge Drive. We have winterized the bathhouses by the pools and the Buck and Doe in the rec area. We will close and winterize the one at Sycamore Park next week. We hope to start cleaning up dead trees along the roads soon.

Recreation: Sycamore Park camping will close on Oct. 31st.

Events: Casino Night will be Nov. 4th from 6:30 to 9:30 p.m. at the Main Clubhouse.

G & A: Office hours are Monday through Friday, 9:00am to 4:00pm and 9:00am to 2:00pm on the first Saturday of each month.

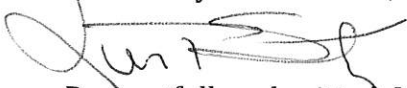
10. **Old Business.** Jullie Wallace stated that there were no informal actions to report. There was no other old business.

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

11. **New Business.** None.

12. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. 9:22 a.m.

Written by Nate Meleen, Board Clerk



Respectfully submitted, Lew Story, Secretary