

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on September 24, 2022

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:07 a.m. Henry Bell gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Pat O'Kelley, Lew Story, Jullie Wallace, Denise Wondrock. Quorum requirement is met. NOTE: On September 9, Sean Savage sent an email to the Board of Directors resigning his position.
3. **Community Reports.**
  - a. **SDCRWA.** Given by General Manager James Thompson. Water rates will increase on January 1, 2023. The base rate will be \$34.75 for the first 1,000 gallons, plus \$4.62 for each additional 1,000 gallons. Note that minutes of their monthly meeting are posted on their website, and a copy is sent to the General Manager.
  - b. **Fire Department** by Administrative Chief Bob Coleman. 1 landing zone set up for helicopter lift. Mutual Aid Calls: 2 assists to West Siloam Springs Fire Department, 1 assist to the Kansas Fire Department.
  - c. **Security** by Chief Jason Blair. 28 (+4) total calls: 4 suspicious car/persons, 4 tailgating, 8 dog calls, 3 misuse of gate card; 1 welfare check/county escort, 2 domestic, 1 medical/fire calls, 3 traffic stops, 4 house security alarm, 2 resident concerns. Security hired a new patrolman; he starts on Monday.
  - d. **Grounds and Beautification Committee** by Lew Story. Flower beds at Security, Main Gate, Clubhouse, Statehood House, and RV 1 continue to be maintained by committee members. Iris Gardens are mowed by committee members. Statehood House bed needs weeding, which will be done when it cools off.

**Iris Gardens:** many of the railroad ties are rotted and literally falling toward the road. One has been removed, leaving a gap in the border. We have requested for two years that some of the ties be replaced to maintain the appearance of the raised bed and to keep erosion down. We are requesting this again.

**Front Gate:** George Warren repaired all the stonework at the front gate, and rebuilt one of the fence columns. We are suggesting that the two dead stumps be ground out, the wire fence be extended a few feet to meet the stone column, and the two wood fence pieces be replaced.

**Fall:** Working on plans to upgrade bed at the Admin Building and prune Iris Gardens extensively.
4. **Committee Reports**
  - a. **ACC** submitted by Chairperson Doug Heinrichs. Since the last meeting the ACC issued 13 construction permits: 1 deck repairs or replacement; 2 storage buildings; 1 manufactured home placement; 1 RV placement; 1 RV cover; 7 tree removals.
  - b. **Violations Hearing Committee.** Mike Hope reported no hearings.
5. **Minutes.** Jullie Wallace moved that the minutes for August 27, 2022 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by General Manager James Thompson. We began the month with cash in bank of \$340,861. During the month we had cash receipts of \$150,810 from all departments. Total income for the month was \$7,192 under the budgeted amount. During the month our operating

expenses were \$178,485. This amount was \$11,338 over budget. We ended the month with cash in bank of \$315,162 which was a decrease of \$25,699.

Note: We paid \$7,072 in foreclosure fees on 4 lots. We paid \$26,353 on our liability insurance. 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, Jullie Wallace moved the suspension of members' rights on delinquent accounts; duly seconded and carried.

8. **General Managers report,** by James Thompson

**Maintenance** \* Road patching is ongoing. Indian Springs has been completed. \* Trimming of overhanging limbs is being done. Please watch out for the workers when driving during the day. \* Mowing is ongoing. \* Grading is ongoing. \* A pressure reducer has been installed on the water line going to the cabins. \* Clubhouse is being repainted. \* Back porch of the Statehood House is going to be done with handrails added.

**Rentals** \* RV camping at Sycamore Park will be available until November 1. \* Don't forget to get your reservations for the clubhouses if you are planning on having holiday parties.

**Recreation** \* Our new rafts finally came in. They have been on back order most of this year. We will have them for next season. \* We still have t-shirts and hats available at the office for sale.

**G&A** \* We are having issues with people letting their dogs run loose. We have been ticketing members when their dogs are found to be running around or not on leashes. It is \$50 per dog and doubles each time they are caught thereafter. \* We are continuing to improve our security camera system.

**RV** \* We will be cutting the road by the gate at RV 1 and putting in a new pressure sensor for the gate.

**Events** \* Casino night will be October 29 \* Christmas event with the fire station and church will be December 10. \* Plans are in the works for a New Years Eve event.

Discussion: Brian Snyder requested E Clear Creek be mowed and tree limb cut back. James has it scheduled.

9. **Old Business – Report of Informal Actions (By-laws Article VI, #10).** None

10. **New Business.** Lew Story moved that Brian Snyder be appointed to fill the remainder of Sean Savage's term on the Board of Directors. Duly seconded and passed.

Note: A few minutes were spent responding to questions from the floor, including signs, suspension of members' rights, and vegetation on the roadway. Golf Course workers were thanked for their help to members at the Clubhouse.

11. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. 9:57 a.m.

Compiled by Denise Wondrock, written by Nate Meleen, Board Clerk.

Respectfully submitted, Lew Story, Secretary

