

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on April 29, 2023

1. **Call to order**. President Jullie Wallace called the meeting to order at 9:04 a.m. Lloyd Servaes gave the invocation.

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

3. **Community Reports.**

a. **SDCRWA** by Del Patterson. He gave information about line break problems, noting that conditioned water loss is about 28%. Many of these breaks are caused by the company installing fiber optic cable. They are trying to recoup expenses through some fines and working with SSTelco to have more care in avoiding water lines. (Note: the monthly board meeting notes are available on the SDCRWA website).

b. **Fire Department** by Mike Hope. 5 calls: 4 EMS, 2 smoke. He asked that reports from the Fire Wise Committee be deleted from future agendas.

c. **Security by Officer Matt Vogel**. 44 calls: 5 suspicious car/person; 4 disturbances; 7 tailgating, 3 dog calls, 11 misuse of gate cards, 3 medical/fire calls, 3 traffic stops, 6 resident concerns, 2 trespassing. Officer Vogel stated that suspicious vehicles are usually guests.

d. **Grounds and Beautification** Committee by Lew Story (he read a report written by Julie Story).

Beautification members have met and pruned and re-mulched at the Statehood house. There was some damage to the plants from freezing which required hard-pruning. We will monitor them to keep them shaped and fed to refurbish them.

Work team is scheduled today at right after the meeting to prune, clean, and plant at Main Gate, Security Gate, Clubhouse and around edges of Golf Course. We have plans to plant in front of the Administration Building in the near future.

The team is looking for additional members to help today and also with watering throughout the season. Having more volunteers helps lighten the load for the on-going watering and deadheading plants required to maintain the beauty of the beds. We intend to help tidy up and do some painting at the 412 Gate at a later date which is yet to be determined.

4. **Committee Reports**

a. **ACC** by Fred Johnson. 27 permits were issued. 4 new houses are under construction, and 2 are nearing startup. Permits were issued for 2 carport/RV covers; 4 deck remodels; 2 fences; 5 exterior upgrades (painting); 9 tree removals; 1 shed storage; 1 retaining wall; 1 underground greenhouse; 1 dumpster. He also noted that the house that burned on S Flint Ridge Drive is being cleaned up.

b. **Violations Hearing Committee** by Mike Hope – no hearings. He cited the need for new members. One name was put forward as a possible member.

5. **Minutes**. Mike Hope moved that the minutes for March 25, 2023 be approved as distributed; duly seconded and carried.

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

March: We began the month with cash in bank of \$323,285. During the month we had cash receipts of \$170,724 from all departments. Total income for the month was \$27,024 over the budgeted amount. New Balance Sheet adjustments were (-31,340). During the month our operating expenses were \$160,598. This amount was \$20,119 over budget. We ended the month with cash in bank of \$302,071 which was a decrease of \$21,215. Note: We paid \$14,500 toward the Credit Line note balance. We paid \$20,000 to repair the entry gate at RV1.

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 to suspend members' rights on delinquent accounts; duly seconded and carried.

8. Jullie Wallace moved to set May 11, 2023 as the cutoff date for the voting list for the Articles of Incorporation. Duly seconded and carried.

9. Mike Hope moved to appoint Theresa Meglasson to the ACC; duly seconded and carried.

10. General Managers Report by Pat O'Kelley

Maintenance: Mowing has begun. Clean up at Luper Hole and Sycamore Park is done and ready for summer. Road grader has some hydraulic issues we are trying to resolve so we can get started grading. Sewer leak by Golf course has been repaired and the one in RV2 was done yesterday. He also stated that the work order form is now on the website.

Recreation: Kayaks, canoes and rafts are being readied for float season. Sycamore Park will open May 1st for camping. New lights were installed in the rec area; lightning got the old ones.

G & A: We have GRDA river permits available at the office. New shirts and caps are for sale also. Pools and Float trips will open on May 26th. Cabins and White House are being booked for the summer. Call the office for available dates and times.

Events: The Easter Egg Hunt was a success. Thank you to all the volunteers that helped. Our 4th of July fireworks will be on Saturday the 1st of July at 6:30. We need volunteers in 45 minute intervals to help with games. Pony and Camel rides are booked; a band is booked. Food vendors include Flint Ridge Restaurant with BBQ sandwiches, along with an ice cream truck, Connie's Cones and Flavorful Kettle Corn. Special T-Shirts and tanks can be ordered and we will have a sample shirt by the Annual Meeting.

Denise Wondrock expressed thanks to Lynn Bell and Pam Inman for help with the newsletter.

11. **Old Business - Report of Informal Actions (By-laws Article VI, #10)** by Jullie Wallace. None.

12. Executive Session. This item was cancelled.

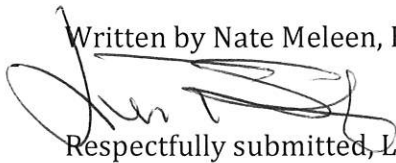
13. **New Business.** a. Lew Story discussed the desire to create a real estate committee similar to the former marketing committee, but focused on lot sales. After some discussion this item was postponed to a future meeting.

b. Board of Directors candidates running in the election for 2 board positions were given an opportunity to speak. Del Patterson and Brian Snyder gave presentations.

Note: An extensive period of questions and answers followed. Special emphasis was given to the importance of renewing the Articles of Incorporation, along with the potential disastrous consequences for Flint Ridge if our POA was dissolved. Examples included Colorado (Lynn Bell) and the Illinois River Ranch.

14. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. 10:02 a.m.

Written by Nate Meleen, Board Clerk.



Respectfully submitted, Lew Story, Secretary