

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on August 26, 2023

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:04 a.m. Nate Meleen gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Rick Ritschel, Brian Snyder, Lew Story, Jullie Wallace, Denise Wondrock; absent: Mike Hope. Quorum requirement is met.
3. **Community Reports.**
  - a. **SDCRWA** by Del Patterson. 120 new customers have been added from Chewey Road and Illinois River Ranch. Adair 5 is under control but still under a boil order.

The Flint Ridge POA had a 44,000 gallon loss from a leak. SDCRWA deducted \$880 from the \$2,000 water bill.

Del discussed again the plans for a new water tower, hopefully near the present site or nearby.
  - b. **Fire Department** by Mike Hope, read by Jullie Wallace. 10 calls: 1 fire alarm, 1 mutual aid, 5 medicals, 2 brush fires, 1 road hazard.
  - c. **Security** by Officer Matt Vogel. 42 calls: 8 suspicious car/person, 10 tailgating, 1 misuse of gate card, 3 traffic stops, 2 dog calls, 2 welfare check/county escort, 2 medical/fire calls, 1 domestic, 13 resident concerns.
  - d. **Beautification Team Report** by Julie Story. The team has continued to water and weed the Front Gate, Security Gate, Clubhouse, Statehood House, and Administration Building. We have pulled grass and sprayed weeds in the beds surrounding the edge of the golf course, and have done some pruning at the Statehood House.

Additionally, we have sprayed weeds on the bridge and along the stone walls at the front gate. For now, efforts are focused on keeping the plants watered and healthy in the intense heat.

Comment by Denise Wondrock: "Everything looks beautiful."
4. **Committee Reports**
  - a. **ACC** by Fred Johnson. 26 permits were issued: 8 Tree removals, 2 RV placements, 5 Deck construction, 4 Storage buildings, 3Roof shingle, 1 Carport, 3 miscellaneous. 4 new homes are currently under construction.
  - b. **Violations Hearing Committee** by Royce Casey – no hearings.
  - c. **Marketing/Real Estate** Committee by Julie Story. An offer has been made on one POA lot this month – Block 22, Lot 31.

The Committee's prime focus at present is exploring POA lots for immediate sale; these being lots which have clear title, water and electric. The goal is to have lots to offer of varying sizes and topography and in different areas of Flint Ridge. They will be posted on our website. The extreme heat and scheduling have slowed this process slightly but it is our priority.

We also are still reviewing our paperwork for tours, as well as handouts to potential buyers.
5. **Minutes.** Jullie Wallace moved that the minutes for July 29, 2023 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Denise Wondrock.

July. We began the month with cash in bank of \$273,706. During the month we had cash receipts of \$172,742 from all departments. Total income for the month was \$10,541 over the budgeted amount. Net Balance Sheet adjustments were (-\$4,364.60). During the month our operating

expenses were \$140,928. This amount was \$2,148 over budget. We ended the month with cash in bank of \$301,155 which was an increase of \$27,449.

Note: We paid \$7,000 toward the Credit Line note, which brought it to a zero balance (we are now debt free).

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. General Managers Report by Pat O'Kelley.

**Maintenance:** Mowing is ongoing. We have repaired several toilets and faucets due to increased water pressure; we are adding pressure regulators where necessary. The irrigation pump motor at the golf course has been replaced. The pump for the grader came in this week, so we should have it back soon.

**Recreation:** Float trips will end Labor Day. The pools will also be closing for the winter at 10 pm Labor Day. The pools have been difficult to maintain this summer. We have had problems with food and drinks in the pool area as well as human waste in the 2 pools by the clubhouse and on the deck.

**Events:** Casino Night will be Nov. 4<sup>th</sup> from 6:30 to 9:30 at the Main Clubhouse.

**G & A:** We have sold out of GRDA river permits. We still have shirts and caps for sale. September 2<sup>nd</sup> from 9am to 1pm there is a volunteer clean up at the Green residence at Evergreen Rd. Someone has paid for a roll off dumpster to be used to haul off the debris left from the house fire.

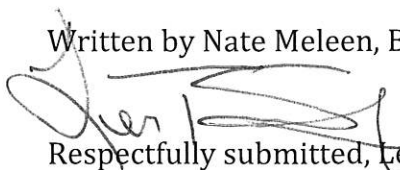
9. **Old Business.** Jullie Wallace stated that there were no informal actions to report. There was no other old business.

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

11. **New Business.** Jullie Wallace move to approve the purchase of a dump trailer up to a cost of \$12,000. Duly seconded and carried

12. **Adjournment.** Denise Wondrock moved to adjourn the meeting, carried. 9:38 a.m.

Written by Nate Meleen, Board Clerk

  
Respectfully submitted, Lew Story, Secretary