

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on August 27, 2022

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:06 a.m. Lew Story gave the invocation.

2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Sean Savage, Lew Story, Jullie Wallace, Denise Wondrock. Absent Pat O'Kelley. Quorum requirement is met.

### 3. **Community Reports.**

a. **SDCRWA.** None. Note that minutes of their monthly meeting are posted on their website, and a copy is sent to General Manager James Thompson.

b. **Fire Department by Administrative Chief Bob Coleman.** 1 mutual aid WSSFD, 1 **MUC (?MVA?)**, 4 EMS, 2 life assist, 1 tree fire, 1 power line down.

c. **Security** by Patrolman Matt Vogle. 38 total calls: 2 suspicious car/persons, 9 tailgating, 16 dog calls, 0 misuse of gate card; 3 welfare check/county escort, 2 medical/fire calls, 2 domestic, 0 traffic stops, 2 house security alarm, 2 resident concerns.

d. **Grounds and Beautification Committee.** Lew Story – Ongoing watering. George Warren was recognized for his work on damaged stone columns at the main entrance.

### 4. **Committee Reports**

a. **ACC** submitted by Chairperson Doug Heinrichs. Since the last meeting the ACC issued 18 construction permits: 2 deck repairs or replacement; 2 storage buildings; 1 RV placement; 7 tree removals; 4 exterior remodels (roof and siding replacement and painting); 2 retaining walls.

“The ACC completed our review of the ACC Guidelines and applicable portions of the Protective Covenants. Recommendations for revisions have been submitted to the Board for their approval.”

b. **Violations Hearing Committee.** 1 case is pending.

5. **Minutes.** Mike Hope moved that minutes for July 30, 2022 be approved as distributed; duly seconded and carried.

6. **Treasurer's Report** by Sean Savage. We began the month with cash in bank of \$375,847. During the month we had cash receipts of \$161,692 from all departments. Total income for the month was \$634 under the budgeted amount. During the month our operating expenses were \$194,647. This amount was \$55,491 over budget. We ended the month with cash in bank of \$340,862 which was an decrease of \$34,985.

Note: We paid \$47,500 to pave roads.

In response to a question about the monthly variability of dues receipts, James Thompson reported that January is a high month because some members pay a year in advance, but receipts are down in April and the start of the school year. Members are doing well in keeping up with their dues.

Sean Savage 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** \* Trees have been removed in several areas due to recent storms. \* Mowing is ongoing \* Grading is ongoing. \* Cold patch has been put out on Flint Ridge Drive to the 412 gate. \* We replaced the standup freezer at the restaurant. \* Work was done on both RV 1 and 2 gates. \* Work on the waterfall and well have been completed. \* A mobile home on Walnut has been removed. \* Road signs are in to finish Deer Lake Drive and roads past S. Flint Ridge. \* Next year we will do road signs on S. Flint Ridge Drive, East Clear Lake, West Clear Lake, Valley View, and Indian Springs.

**Rentals & RV** \* Sycamore Park is full for the Labor Day weekend. We still have a few primitive spots available at Luper and Canoe Pick up. \* RV camping at Sycamore will be available until the 1st of November. \* You can reserve rentals up to 1 year in advance.

**Recreation** \* Pools will close after the Labor Day weekend. \* Labor Day weekend will be the last weekend for floats.

**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. \* There have been 3 street signs stolen recently: Sky High, Valley View and Augusta. If you see anything suspicious or know who might be stealing them please report it to Security. \* Office hours will change after the Labor Day weekend. We will be open Monday through Friday 9 to 4 and on the 1st Saturday of the month from 9 to 2.

**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.

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

10. **New Business.** None


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.** Denise Wondrock moved to adjourn the meeting, carried. Time: 9:30 a.m.

Written by,

Nate Meleen, Board Clerk

Reviewed by

  
Lew Story, Secretary