

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on June 24, 2023

1. **Call to order.** Vice President Royce Casey called the meeting to order at 9:05 a.m. Nate Meleen gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Rick Ritschel, Brian Snyder, Lew Story, Denise Wondrock; absent Jullie Wallace. Quorum requirement is met.
3. **Community Reports.**
 - a. **SDCRWA** by Del Patterson. He described massive leakage problems in Rural Water District #11 (Rose, Leach, Twin Oaks, etc.). This is causing a huge bill to accumulate which threatens the future of this district. The SDCRWA is spending \$300,000 to help them, and hopes to get the money repaid. They have asked the Cherokee Nation for help with leak detection equipment. He also noted problems with Adair 5 which could result in that district being absorbed by another one, such as SDCRWA. They are currently on a boil order, and their water quality is poor. (Note: the monthly board meeting notes are available on the SDCRWA website).
 - b. **Fire Department** by Mike Hope. 10 calls: 3 EMS, 1 MVA, 3 Mutual Aid, 2 structures, and 1 search and rescue.
 - c. **Security** by Chief Jason Blair. 37 calls: 8 suspicious car/person; 3 tailgating, 7 misuse of gate cards, 3 traffic stops, 2 trespassing, 5 dog calls, 3 medical/fire calls, 1 domestic, 3 disturbances, 2 resident concerns. A member asked about the many cars lacking stickers. Discussion followed about how to correct this problem, including special times to give them out.
 - d. **Grounds and Beautification Committee** by Julie Story. They are doing routine summer work. They want to do more at the 412 gate but will wait for cooler weather.
4. **Committee Reports** (Note: members were appointed at the annual membership meeting).
 - a. **ACC** by Ross Davidson. 11 permits were issued: 2 tree removals, 3 deck remodels; 1 exterior upgrade; 2 miscellaneous renovations; 1 shed/portable storage buildings; 2 RV placements.
 - b. **Violations Hearing Committee** by Mike Hope – no hearings.
5. **Minutes.** Mike Hope moved that the minutes for May 27, 2023 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Denise Wondrock.

May. We began the month with cash in bank of \$299,929. During the month we had cash receipts of \$123,886 from all departments. Total income for the month was \$35,563 under the budgeted amount. New Balance Sheet adjustments were \$3,535. During the month our operating expenses were \$180,536. This amount was \$29,756 over budget. We ended the month with cash in bank of \$257,844 which was a decrease of \$42,115.

Note: We paid \$14,500 toward the Credit Line note balance. We had 3 payrolls in the month of May. We had unplanned repairs during the month of May totaling \$22,729.

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, Mike Hope moved to suspend members' rights on delinquent accounts; duly seconded and carried.
8. **General Managers Report** by Pat O'Kelley
Maintenance: Mowing is ongoing. Street signs have been put up along South Flint Ridge Drive and in the Indian Springs area. Cold patching is being done as we get time. We are still waiting on the

grader to be repaired; hopefully we will get it back next week. Septic lines at Pine Ridge Clubhouse had to be replaced. Deck boards at Pine Ridge and the Overlook have been replaced. Sewer leak in RV 1 has been fixed. Pool Deck by Main Clubhouse had to be cut out and the drain extended out from under retaining wall. Bathhouse at Clubhouse pool has been put back together. Basketball goals have been repaired.

Recreation: Float trips are booking now. Camping spots are being booked. Cabins and State House are being rented. Pools are now all open.

G & A: The vote to change the Articles of Incorporation from 50 years to perpetual passed at the Annual meeting. We have GRDA river permits available at the office. New shirts and caps are for sale also. Call or come by the office to book Cabins, State House, camping or floats.

Events: Our Independence Day celebration will be July 1st, starting at 6:30 in the Rec area. Fireworks will be after sundown.

Board of Directors: Brian Snyder and Rick Ritschel were elected to the Board for a 3 year term.

9. **Old Business**

a. Lew Story moved to establish a Real Estate/Marketing Committee composed of the following members: Fred Johnson, Brian Snyder, Julie Story, Lew Story, Brenda Sullivan, Pat O'Kelley, Anita Hirsch; duly seconded and carried.

b. Report of Informal Actions (By-laws Article VI, #10) by Royce Casey. \$18,400 was authorized for grader repairs.

10. Executive Session. This item was cancelled.

11. **New Business**. Mike Hope moved to file a lien against a lot in RVII for non-compliance; (due to privacy concerns the owner cannot be identified in public). Duly seconded and carried.

12. **Adjournment**. Mike Hope moved to adjourn the meeting, carried. 9:27 a.m.

Written by Nate Meleen, Board Clerk, with assistance from Denise Wondrock.


Respectfully submitted, Lew Story, Secretary