

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on February 22, 2025

1. **Call to order.** Vice President Royce Casey called the meeting to order at 9:05 a.m. Lew Story gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Rick Ritschel, Brian Snyder, Lew Story, Mike Vincent; absent - Pat O'Kelley. Quorum requirement is met.
3. **Community Reports.,**
 - a. **SDCRWA** by Flint Ridge POA representative Brian Snyder. No activity
 - b. **Fire Department** by Mike Hope. 8 total calls: 3 medical calls, 3 brush fires, 1 car fire, 1 mutual aid call with West Siloam Springs (structure).
 - c. **Security** by Officer Dean Clark. 26 total calls. 4 Suspicious car/persons; 1 Tailgating; 2 Misuse of gate card; 4 Dog calls; 1 Medical/fire call; 5 Disturbances; 1 House security alarm; 8 Resident concerns.
 - d. **Beautification Team** -- Lew Story. No activity
4. **Committee Reports**
 - a. **ACC** by Lew Story. Nothing to report
 - b. **Violations Hearing** Committee by Mike Hope. No activity
5. **Minutes.** Mike Hope moved that the minutes for January 25, 2025 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Mike Hope.

January. We began the month with cash in bank of \$266,307. During the month we had cash receipts of \$227,932 from all departments. Total income for the month was **\$36,224 over the budgeted amount**. Net Balance Sheet adjustments were (\$10,537). During the month our operating expenses were \$168,500. This amount was **\$6,887 under budget**. We ended the month with cash in bank of \$336,278 which was an increase of \$69,971.

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 Vincent moved to suspend members' rights on delinquent accounts; duly seconded and carried.
8. **General Managers Report**, by Pat O'Brien
 - Maintenance:** The grader is still under repair. There were several major issues to be rectified, but hopefully it should be operational next week.
 - Clubhouse/Restaurant.** The main gate code trials have been very successful and have helped the restaurant immensely. The great news is that the one-time code usage has not shown to cause an influx of reported suspicious people.
9. **Old Business.** None.
10. **Executive Session.** Not Needed.
11. **New Business.** Discussed lot purchase tabled previously while a counteroffer was submitted.
12. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. 9:15 a.m.

Respectfully submitted, Lew Story, Secretary.

Note: Compiled by Lew Story, written by Nate Meleen, Board Clerk