

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on March 25, 2023

1. **Call to order.** Vice President Royce Casey called the meeting to order at 9:00 a.m. Nate Meleen gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Brian Snyder, Lew Story, Denise Wondrock; absent Jullie Wallace. Quorum requirement is met.
3. **Community Reports.**
 - a. **SDCRWA** by Del Patterson. Nothing new to report. Work is ongoing on the new line to Chewey Road which hopefully will be completed by summer. (Note: we received a copy of the monthly board meeting report, but it was not discussed at our meeting. These notes are available on the SDCRWA website).
 - b. **Fire Department** by Mike Hope. 5 calls: 4 EMS, 1 car fire. Nothing from Fire Wise Committee
 - c. **Security by Chief Jason Blair.** 18 calls: 1 tailgating, 3 dog calls, 2 gate cards, 3 welfare checks, 1 medical, 2 traffic, 2 alarms, 4 resident concerns.
 - d. **Grounds and Beautification Committee.** They hope to have a cleanup event after Easter.
4. **Committee Reports**
 - a. **ACC** given by Fred Johnson. 4 new houses are under construction. Permits were issued for 2 porch/patio, 2 house painting, 1 shingle replacement, 1 greenhouse., 1 deck, 3 tree removals, 1 RV cover, 1 new siding.
 - b. **Violations Hearing Committee** by Mike Hope – no hearings.
5. **Minutes.** Mike Hope moved that the minutes for February 25, 2023 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Denise Wondrock. Copies of the January report were not available for distribution, but the February report was available.

January: We began the month with cash in bank of \$230,689. During the month we had cash receipts of \$221,543 from all departments. New Balance Sheet adjustments were \$2,392. During the month our operating expenses were \$131,447. We ended the month with cash in bank of \$318,392.

February: We began the month with cash in bank of \$318,392. During the month we had cash receipts of \$151,504 from all departments. Total income for the month was \$11,019 over the budgeted amount. New Balance Sheet adjustments were (16,296). During the month our operating expenses were \$130,314. This amount was \$7,966 under budget. We ended the month with cash in bank of \$323,285 which was an increase of \$4,893.

Note: We paid \$14,500 toward the Credit Line note balance

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, Royce Casey moved the suspension of members' rights on delinquent accounts; duly seconded and carried.
8. **Voting at the Annual Meeting.** Pursuant to the Flint Ridge POA ByLaws, Article IV.6 Closing of Membership Books, Mike Hope moved that May 11, 2023 be set as the cutoff date for the purpose of determining Members entitled to vote in the coming annual meeting. Duly seconded and carried.

9. General Managers Report by Pat O'Kelley

Maintenance: Equipment is being serviced and prepared for mowing season. Golf course has been sprayed for weeds and aerification of greens has been completed. Golf carts are serviced. 2 POA lots in RV 2 have been cleared of brush and debris. New pump is ordered for fairway watering. Main gate was straightened and repaired after being hit.

R V: R V 1 gate is working. The sensor is behind the curb so stay close to the right side to activate it. Someone keeps putting a lock on the emergency side gate at R V 1 and someone keeps taking down the pipe on the R V 2 side gate.

G & A: We have hired a Consultant for the golf course and have someone for the DEQ requirements. We are looking for someone take care of the pools. Trash on the roadsides continues to be a problem. We are having to pay Flint Ridge employees to pick up the trash. We have new shirts and hats for sale at the office.

Events: The Easter Egg Hunt will be April 1st at 1:00 in the rec area. The Easter Bunny will be there too.

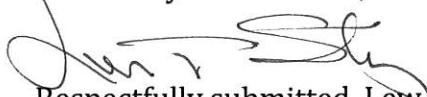
10. **Old Business - Report of Informal Actions (By-laws Article VI, #10)** by Royce Casey. Repairing the 3-phase pump for the golf course was approved.

11. Executive Session. This item was cancelled.

12. **New Business.** None

13. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. 9:14 a.m.

Written by Nate Meleen, Board Clerk.



Respectfully submitted, Lew Story, Secretary

Note: This meeting was followed by a General Manager's Membership Input Meeting.