

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on December 2, 2023

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:06 a.m. Nate Meleen gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Rick Ritschel, Brian Snyder, Lew Story, Jullie Wallace, Denise Wondrock. Quorum requirement is met.
3. **Community Reports.**
  - a. SDCRWA by Del Patterson. They have contracted with Adair 5 water district to operate their plant for \$10,000 per year. Plans include a 9-mile-long waterline from Illinois River Ranch. The Cherokee Nation will provide the funding, likely a 6-inch line.
  - b. Fire Department by Mike Hope. 8 calls: 5 medicals; 1 mutual aid; 1 smoke investigation; 1 grass fire.
  - c. Security by Chief Jason Blair. 41 calls: 4 suspicious car/person; 5 tailgating; 7 traffic stops; 3 dog calls; 8 medical/fire calls; 1 domestic; 1 house security alarm; 12 resident concerns.
  - d. Beautification Team by Lew Story. No report.
4. **Committee Reports**
  - a. ACC by Fred Johnson. 21 permits were issued: 1 new home started; 6 new homes are being built; 4 tree removal; 1 Carport/RV/Patio cover; 3 deck placement, repairs, removal; 2 exterior upgrade/painting; 2 roof replacements; 3 miscellaneous renovations; 2 shed/portable storage building; 3 fences.
  - b. Violations Hearing Committee by Mike Hope – no hearings.
  - c. Marketing/Real Estate Committee by Lew Story. No report.
5. **Minutes.** Mike Hope moved that the minutes for October 28, 2023 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Denise Wondrock.

October. We began the month with cash in bank of \$250,974. During the month we had cash receipts of \$148,344 from all departments. Total income for the month was \$5,780 over the budgeted amount. Net Balance Sheet adjustments were \$8,734. During the month our operating expenses were \$113,741. This amount was \$27,339 under budget. We ended the month with cash in bank of \$294,311 which was an increase of \$43,337.

Note: One lot was sold.

Denise Wondrock moved for approval of the Treasurer's report; duly seconded and carried. Pat O'Kelley answered questions from the floor about the Scenic Rivers and Water funds. These are restricted to designated purposes.
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. Mike Hope moved to approve the 2024 meeting schedule as distributed; duly seconded and carried.
9. Jullie Wallace moved to approve a resolution for correcting of the Scrivener's error in the Covenants. She explained that this had to do with incorrect Lot numbers filed with Adair and Delaware Counties. The resolution was duly seconded and approved.

10. General Managers Report by Pat O'Kelley.

**Maintenance:** The grader has issues with the differential lock. We are trying to get it fixed and back to work. Sycamore Park bathhouse has been winterized and the tables and trash cans have been moved up out of the flood zone. Tree trunks have been placed along the parking area at the Pine Ridge Clubhouse to border the edge by the hill. The stump dump has been pushed together and is ready to burn when weather permits.

**Events:** The Casino Night was a success. We had a good turn out and everyone seemed to enjoy themselves. There were several door prizes donated. There will be Christmas at the Fire Station on Dec. 16<sup>th</sup> from 5:30-8:00 pm.

**G & A:** Office hours are Monday through Friday 9:00am to 4:00pm and 9:00am to 2:00 pm on the first Saturday of each month. The office will be closed Dec. 25 & 26 and open Dec. 27,28,&29 from 9:00am to 2:00pm; also closed Jan. 1<sup>st</sup> 2024.

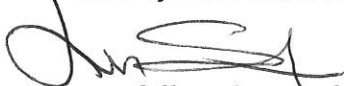
11. **Old Business.** Jullie Wallace stated that there were no informal actions to report. There was no other old business.

12. **Executive Session.** Not Needed.

13. **New Business.** None.

14. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. 9:30 a.m.

Written by Nate Meleen, Board Clerk



Respectfully submitted, Lew Story, Secretary