

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting February 28, 2026

1. **Call to order.** President Pat O'Kelley called the meeting to order at 9:02 a.m. Doug Heinrich gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Doug Heinrich, Mike Hope, Pat O'Kelley, Rick Ritschel, Brian Snyder; Lew Story. Quorum requirement is met.
3. **Community Reports.,**
 - a. **SDCRWA** by Brian Snyder. Work on the new water transmission line is going well. He will be checking out their final cleanup and grading. Most road crossings are OK but drivers should keep alert. Don Wilcoxin, General Manager, will answer calls. They have a good website with phone numbers and contact information: **sdcrrwa.com**
 - b. **Fire Department by Lew Story:** 8 January calls: 2 Smoke investigations; 4 Medical; 1 Missing child; 1 Structure fire.
 - c. **Security** by Chief Dean Clark. 30 total incidents in February: 5 Suspicious car/persons; 2 Tailgating; 1 Misuse of gate card; 1 Trespassing; 6 Dog calls; 1 Welfare check/county escort; 3 Medical/fire calls; 0 Domestic; 4 Disturbances; 0 House security alarms; 7 Resident concerns.
4. **Committee Reports**
 - a. **ACC** by Theresa Meglasson. 16 permits were issued: 11 Tree removals, 2 Carport/RV/Patio Covers; 2 Deck placement, repairs, removal; 1 Exterior upgrade/painting; 1 Roof replacement; 1 Miscellaneous renovation; 1 Shed/Portable storage bldg.; 1 RV placement; 1 Manufactured home placement. Theresa reported a steady interest in new home construction, with 3 currently underway.
 - b. **Violations Hearing Committee** by Royce Casey. One violation was heard.
 - c. **Beautification Team by Julie Story, read by Lew Story:** Needed pruning will begin end of March/early April, and we will also begin cleaning the flower beds for spring planting. A work day for cleaning and planting will be planned for mid-April. I have asked Maintenance to begin pruning the large pampas grasses at the front gate and golf course.

We need more volunteers, especially with watering for the summer season. If interested in joining the team, leave a message at the POA office and Julie Story will contact you. **It's a great way to get involved and meet new people.**
5. **Minutes.** Mike Hope moved that the minutes for January 31, 2026 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Mike Hope

January. We began the month with cash in bank of \$236,639. During the month we had cash receipts of \$163,320 from all departments. Total income for the month was **\$28,388 under the budgeted amount.** Net Balance Sheet adjustments were \$-10,728. During the month our operating expenses were \$144,324. This amount was **\$31,063 under budget.** We ended the month with cash in bank of \$244,907, which was an increase of \$8,268.

Notes: We paid \$20,000 on the line of credit note.

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'Brien