

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on January 25, 2025

1. **Call to order.** President Pat O'Kelley 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, Pat O'Kelley, Rick Ritschel, Brian Snyder, Lew Story, Mike Vincent. Quorum requirement is met.
3. **Community Reports.**
  - a. **SDCRWA** by Flint Ridge POA representative Brian Snyder. Uneventful period. The Water Board is now meeting quarterly instead of monthly. One water line was repaired in RV 2.
  - b. **Fire Department** by Mike Hope. 7 medical calls, 3 mutual aid calls.
  - c. **Security:** by Officer Dean Clark. 66 total calls for December and January. 5 Suspicious car/persons; 7 Tailgating; 4 Misuse of gate card; 8 Traffic stops; 1 Trespassing; 11 Dog calls; 2 Welfare check/county escort; 10 Medical/fire calls; 5 Disturbances; 12 Resident concerns.
  - d. **Beautification Team** -- Lew Story. No activity – cold weather.
4. **Committee Reports**
  - a. **ACC** by Theresa Meglasson. 18 permits were issued. 3 New houses have been started; 3 New houses are being built; 1 Tree removal; 2 Carport/RV/Patio Cover; 2 Deck placement, repairs, removal; 2 Miscellaneous renovations; 3 Shed/Portable storage bldg.; 1 RV placement; 3 Manufactured home placements; 1 Propane tank placement.
  - b. **Violations Hearing Committee** by Mike Hope. 2 Misuse of gate cards and 1 speeding violation were considered.
5. **Minutes.** Mike Hope moved that the minutes for December 7, 2024 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Mike Hope.

December. We began the month with cash in bank of \$301,059. During the month we had cash receipts of \$172,405 from all departments. Total income for the month was \$36,584 over the budgeted amount. Net Balance Sheet adjustments were (\$60,292). During the month our operating expenses were \$146,866. This amount was \$11,270 under budget. We ended the month with cash in bank of \$266,307 which was a decrease of \$34,752.

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
  1. The grader has been inoperative for two weeks. We received the parts and are currently doing our own repairs. We hope to be back to grading and rolling next week.
  2. Major repairs were also made to the backhoe as 6 of the rams needed to be re-sealed. Thank you to Mike Hope for taking them to his business and repairing them at no cost.
  3. As soon as temperatures are warm enough, pothole repair will begin.

Golf Course: I have been in contact with Jacob Gordon to become our golf course consultant for the foreseeable future. This is being done on a trial basis in place of hiring a golf course superintendent, which saves quite a bit of money.
9. **Old Business.** None.

10. **Executive Session**. Not Needed.

11. **New Business**. Mike Hope moved to approve a payment of \$6,200 to Mark Edelman for removal of an RV and numerous other items from one lot. Duly seconded and approved

Mike Hope moved to approve up to \$18,000 for title-clearing work on selected lots. Duly seconded and approved. President Pat O'Kelley reported that 2 buyers are ready to purchase when available, and there is strong interest in several other lots. These lots may be sold for \$15,000 or more, but require a clear title. Lot sales should produce a good return on the cost of title clearing.

12. **Adjournment**. Mike Hope moved to adjourn the meeting, carried. 9:18 a.m.

Respectfully submitted, Lew Story, Secretary. Note: Written by Nate Meleen, Board Clerk