FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting July 26, 2025

1. **Call to order**. President Pat O'Kelley called the meeting to order at 8:58 a.m. Doug Heinrich gave the invocation.

2. **Determination of a quorum**. Present: Royce Casey, Doug Heinrich, Pat O'Kelley, Rick Ritschel, Brian Snyder, Lew Story; absent - Mike Hope. Quorum requirement is met.

3. **Community Reports**.,

a. SDCRWA by Brian Snyder. On Wednesday bidding closed for the new water tower contractor. Construction is scheduled to start in September. Drawings are available in the office to see where the new lines are going to go. Where water lines cross our paved roads, the patches will be made with concrete. The canoe launch area will be fixed. The Water Department has a new superintendent, Richard Scrivener. The new line to Watts is scheduled to come on line next month. The new water tower should provide consistent water pressure throughout Flint Ridge. The tower is located outside of Flint Ridge on private property.

b. Fire Department by Lew Story. 7 total calls: 1 medical, 2 public service, 1 water service, 1 lift assist, 1 fire alarm, 1 water rescue.

c. Security by Officer Dean Clark. 32 total calls in July: 5 Suspicious car/persons; 4 Tailgating; 2 Misuse of gate card; 0 Trespassing; 3 Dog calls; 2 Welfare check/county escort; 1 Medical/fire calls; 1 Domestic; 6 Disturbances; 8 Resident concerns.

4. **Committee Reports**

a. ACC by Gary Miller. 7 new homes are being built; 28 permits were issued: 4 Tree removals; 0 Carport/RV/Patio covers; 2 Deck replacement; 3 Exterior upgrade/painting; 0 Roof replacement; 2 Miscellaneous renovation; 1 Shed/Portable storage building; 1 RV placement.

b. Violations Hearing Committee by Royce Casey. No activity

c. Beautification Team Report by Julie Story, read by Lew Story. The Team is continuing the summer watering schedule, with occasional feeding of the plants and pruning.

We really need more volunteers, especially for watering throughout the season. If interested in joining the team, leave a message at the POA office and Julie Story will contact you.

Many thanks to the dedicated Beautification Team volunteers. We are saddened by the loss of Donna Boatman who passed this month. She was a member of the team and helped us any time she could.

5. **Minutes**. Royce Casey moved that the minutes for June 28, 2025 be approved as distributed; duly seconded and carried.

6. **Treasurer's Report** by President Pat O'Kelley.

June. We began the month with cash in bank of $291,763. During the month we had cash receipts of $159,166 from all departments. Total income for the month was **$26,042 under the budgeted amount**. Net Balance Sheet adjustments were $107,515. During the month our operating expenses were $280,975. This amount was **$117,888 over budget**. We ended the month with cash in bank of $332,014 which was a decrease of $132,523.

Notes: End of month cash increase in May of $136,317 is due to cash borrowed on Credit Line and not yet paid as of 5/31/2025 to vendors for second half of road paving. This amount was paid in June..

Royce Casey 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, Pat O'Kelley moved to suspend members' rights on delinquent accounts; duly seconded and carried.

8. Brian Snyder made a motion to approve a variance for Rick Ritschel in RV 2. It was duly seconded, and the vote was 4 yes, 2 no. Note: the motion was explained after the meeting.

9. President Pat O'Kelley made a motion to approve a resolution changing proxy voting from 3 years to 1 year; duly seconded and passed. A copy of the signed resolution is on file in the Flint Ridge Office.

10. Pat O'Kelley moved to appoint Gary Miller to the ACC; duly seconded and approved.

11. **General Managers Report**, by Pat O'Brien.

Maintenance: Maintenance has been grading and mowing as much as possible to recover from the heavy rains during the past few weeks. In the next couple of weeks as mowing gets caught up, road repair will resume. The RV parks are first up.

Recreation: The 4th of July event went well and without any major incidents. Floating is back after the heavy rains and river levels subsided.

Golf Course: Our consultant came out on Wednesday and treated the course with several chemicals and provided an overview of the course. He stated that the course is like many other courses in the area—nutrient depleted due to the torrential rains. He advised that nothing is beyond repair; a plan is being implemented to restore damaged areas. It should also be noted that the irrigation system has been repaired well enough to water the course.

12. **Old Business**. None.

13. **Executive Session**. Not Needed.

14. **New Business**. None

1. **Adjournment**. The meeting was adjourned at 9:17 a.m., followed by a General Manager's Membership Input Meeting.

Respectfully submitted, Lew Story, Secretary.
Note: Compiled by Denise Wondrock and written by Nate Meleen, Board Clerk

Addendum: a copy of the resolution voted on as #9 of the Agenda.

RESOLUTION ADOPTED AT THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
HELD ON July 26, 2025

The undersigned, being a majority of the members of the Board of Directors of FLINT RIDGE PROPERTY OWNERS ASSOCIATION, INC, an Oklahoma corporation (the "Corporation"), attended a Regular Meeting of the Board of Directors of the Corporation on Saturday, July 26, 2025, at 9:00 a.m. C.S.T.

By motion properly made and seconded, the Board of Directors, unanimously approved adoption of the following Resolution:

"WHEREAS, the Corporation has reviewed and considered a proposed amendment to Article IV(9)(C) of its Bylaws to revise certain conditions related to proxy voting by its members:

WHEREAS, the Corporation has complied with all notice and posting requirements necessary for amending its Bylaws;

WHEREAS, the Corporation deems it necessary and advisable to amend Article IV(9)(C) of its Bylaws for the common benefit and welfare of all members of the Corporation; and

WHEREFORE BY THIS RESOLUTION, the Board of Directors hereby authorizes the amending of Article IV(9)(C) of its Bylaws, in its entirety, to read as follows:

C. Proxy Voting

A proxy shall be in writing signed by the member himself, or by a sufficiently authorized person. It must designate the person authorized to vote the proxy. The proxy shall be valid no more than one (1) year from the date of its execution unless said proxy provides for a longer period. An executed proxy must be received in the Association office no less than forty-eight (48) hours before the day and hour of the election in which the proxy is to be voted.

The person authorized to vote the proxy may do so by attending any meeting in which the proxy vote is cast or by following the procedures for absentee voting."

(SIGNATURE PAGE FOLLOWS)