

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting September 27, 2025

1. **Call to order.** President Pat O'Kelley called the meeting to order at 9:00 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. He reported on plans to repave the road from the water plant to Sycamore Park after pipeline work is completed. He described the three phases of the water service improvements: 1) Plant upgrade; 2) Pipeline work; and 3) the new water tower.

b. **Fire Department** by Mike Hope. 8 total calls: 3 Medical; 2 Public service; 1 controlled burn, 1 Car fire; 1 MVA. Mike reminded us that fall is around the corner, with possible fire hazards from leaves, pine needles, etc. Check for fire danger around structures.

c. **Security** by Officer Dean Clark. 30 total calls in August: 2 Suspicious car/persons; 6 Tailgating; 1 Misuse of gate card; 4 Trespassing; 2 Dog calls; 2 Welfare check/county escort; 2 Medical/fire calls; 2 Domestic; 5 Disturbances; 0 House security alarm; 4 Resident concerns.

President Pat O'Kelley reported that Jason Blair has resigned; Dean Clark has been appointed Chief.

## 4. **Committee Reports**

a. **ACC** by Theresa Meglasson. 1 new home was started; 3 new homes are being built. 20 permits were issued: 5 Tree removals; 1 Carport/RV/Patio covers; 7 Deck replacement; 3 Exterior upgrade/painting; 0 Roof replacement; 1 Miscellaneous renovation; 1 Shed/Portable storage building; 1 Retaining wall; 0 RV placement; 1 Manufactured home placement.

b. **Violations Hearing Committee** by Mike Hope. No violations were heard.

Mike moved to assess a \$50 fine for no shows to a scheduled hearing; duly seconded and carried.

c. **Beautification Team**: Julie Story read by Lew Story. The Team has continued the summer watering schedule, and has weeded and pruned where necessary. The watering will continue until cooler weather when the plants fade. We will then clean up the beds for winter.

We would welcome more volunteers; it's a great way to meet people and serve our community. 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.

5. **Minutes.** Mike Hope moved that the minutes for August 30, 2025 be approved as distributed; duly seconded and carried.

## 6. **Treasurer's Report** by Mike Hope.

August. We began the month with cash in bank of \$326,454. During the month we had cash receipts of \$155,629 from all departments. Total income for the month was **\$15,878 under the budgeted amount**. Net Balance Sheet adjustments were \$7,745. During the month our operating expenses were \$189,234. This amount was **\$26,147 over budget**. We ended the month with cash in bank of \$279,204 which was a decrease of \$47,250.

Notes: We paid \$20,000 toward 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, Royce Casey moved to suspend members' rights on delinquent accounts; duly seconded and carried.

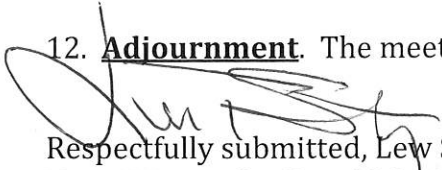
8. **General Managers Report**, Pat O'Brien was not present. Pat O'Kelley reported that they are working on the golf course. The restaurant might open in a month. The new operator is excited about prospects and has a personal following.

9. **Old Business**. None.

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

11. **New Business**. None

12. **Adjournment**. The meeting was adjourned at 9:10 a.m.

  
Respectfully submitted, Lew Story, Secretary.

Note: Written by Nate Meleen, Board Clerk