

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on December 3, 2022

1. **Call to order.** President Jullie Wallace called the meeting to order at 10:04 a.m. Nate Meleen gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Pat O'Kelley, Brian Snyder, Lew Story, Jullie Wallace, Denise Wondrock. Quorum requirement is met.
3. **Community Reports.**
 - a. **SDCRWA.** Given by Del Patterson. He informed us that the pipeline is to Chewey Road and the Illinois River Ranch, not Adair 5 RWD as reported in the last meeting. He gave general information about progress.
 - b. **Fire Department** by Mike Hope. 7 EMS, 1 fire alarm.
 - c. **Security** by Chief Jason Blair. 48 incidences between October 28th and November 30th: 6 suspicious car/person; 15 tailgating; 7 dog calls; 3 misuse of gatecard; 4 welfare check/county escort; 0 domestic; 5 medical/fire calls; 1 traffic stop; 0 house security alarm; 7 resident concerns.
 - d. **Grounds and Beautification** Committee by Lew Story. He gave a general report on plans for the coming spring.
4. **Committee Reports**
 - a. **ACC** given by Chairperson Doug Heinrichs. Since the last meeting the ACC issued 11 construction permits: 1 manufactured home placement; 1 deck; 1 patio; 1 portable storage building; 2 dog kennels; 1 exterior upgrade ; 3 tree removals; 1 propane tank placement. There are now two new homes under construction.
 - b. **Violations Hearing Committee.** Mike Hope reported no hearings.
5. **Minutes.** Jullie Wallace moved that the minutes for October 29, 2022 be approved as distributed, with the correction given by Del Patterson about the pipeline destination (see SDCRWA above); duly seconded and carried.
6. **Treasurer's Report** by Treasurer Denise Wondrock. We began the month with cash in bank of \$321,331. During the month we had cash receipts of \$127,641 from all departments. Total income for the month was \$17,049 under the budgeted amount. During the month our operating expenses were \$125,596. This amount was \$15,960 under budget. We ended the month with cash in bank of \$321,112 which was a decrease of \$219.

Note: We paid \$14,500 on the line of credit.

Denise 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, Jullie Wallace moved the suspension of members' rights on delinquent accounts; duly seconded and carried.
8. **2023 Meeting Schedule.** Jullie Wallace move for acceptance of the meeting schedule as distributed; duly seconded and carried.
9. **General Managers report,** by James Thompson

Maintenance * Road grading is ongoing. * Rocks, leaves and debris are being blown from the roads * Painting of the clubhouse is wrapping up. New LED lights have been added to the building. * Railroad ties are being replaced at the iris garden. * Contractor is still waiting on gates to be fabricated to redo RV 1 gate. * Street signs have been installed, and wooden posts for the stop and yield signs are being replaced with metal. We will be adding 25 mph signs on roads around the Ridge and a no-outlet sign at the end of the pavement on South Flint Ridge Drive. * Back steps and deck have been finished on the White House. * New signs are being added at the gates. * Steps at the Rec area have been redone. * Pool bath house renovations have started. * RV 1 bath house has been power washed and leaks fixed inside. * The blue pipes and phone boxes are public utilities and we cannot remove or do anything to them. * Picnic tables at the cabins have been repaired.

RV * We continue to have issues with the RV 2 bath house. Someone has stolen flappers out of the women's bath house twice in the past month. * One of the swings has been messed up on the playground.

G&A * We have new hats and shirt styles available at the office. * The office will be closed December 23rd and 26th for Christmas and the 2nd of January for New Years. We will be open till 2 pm December 27th through the 30th.

Events * The Flint Ridge Christmas event will be at the fire station on the 10th and starts at 5:30. The church is doing a live nativity; Santa will be there; there will be games for the kids; and weather permitting we will have a bonfire for s'mores. * Casino night will be February 18.

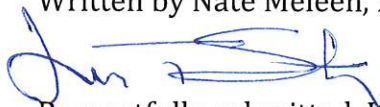
10. **Old Business - Report of Informal Actions (By-laws Article VI, #10)** by Jullie Wallace: \$15,000 was approved for purchase of a new Security truck; it has not yet been purchased.

11. **Executive Session.** Mike Hope moved that the Board of Directors move into Executive Session; duly seconded and approved. The Board moved into a private room for about 10 minutes of discussion. The Board returned at 10:35 p.m. Mike Hope moved that the Board move out of Executive Session; duly seconded and approved.

12. **New Business.** Mike Hope moved to approve the separation agreement between the Board of Directors and General Manager James Thompson; duly seconded and approved. Mike Hope moved to accept Pat O'Kelley as Interim General Manager; duly seconded and approved. Pat O'Kelley announced his resignation from the Board of Directors.

13. **Adjournment.** Jullie Wallace moved to adjourn the meeting, carried. 10:38 a.m.

Written by Nate Meleen, Board Clerk.



Respectfully submitted, Lew Story, Secretary