

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the **Monthly** POA Board of Directors meeting on March 26, 2022

1. Call to order. President Jullie Wallace called the meeting to order at 9:07 a.m. Pat O'Kelley gave the invocation.

2. Determination of a quorum. Present: Mike Hope, Nate Meleen, Pat O'Kelley, Sean Savage, Lew Story, Jullie Wallace Denise Wondrock. Quorum requirement is met.

3. Community Reports.

a. SDCRWA by Del Patterson. The water line to Illinois River Ranch lacks 12 signatures allowing access. They are working hard to keep rates down through expansion of service to new areas. The Cherokee Nation is helping with expansion plans; they provided the seed money for engineering on the Illinois River ranch.

b. Fire Department by Chief Danny Blevins. In February, responses included 9 EMS calls, 1 wildland fire, and 1 public service call. Hours totaled 30.5. He described their response to the forest fire north of Flint Ridge in the vicinity of the US 412 gate.

Fred Johnson gave an extensive report, including the fire at the Green family residence. The Flint Ridge Fire Department is totally separate from the Flint Ridge POA. One board member received a letter describing the fire department volunteers as animal and baby killers; this is being investigated. They are rebuilding or replacing all of their equipment. A new truck is on order plus other equipment. Previous members are coming back in response to the good leadership now in place.

The final report from investigators about the Green Family fire is not yet available. The call on that fire came in at 2:00 a.m. on March 7th. The house was fully engulfed when two adults and one teen made it out. Two younger boys were trapped and died in the fire. Chiefs from surrounding fire departments all agreed that the structure could not be entered, so rescue was impossible. The US 412 gate was open, but the driver of the fully loaded truck from West Siloam Springs chose to go around because of very slow travel speed up the hill. Also, that gate is barely wide enough for the fire truck. This house was built in the 1960's (see note) and was a potential tinderbox. The fire went up the stairwell, blocking escape that way. The A-frame acted like a chimney. Nate Meleen asked if such a house would be approved today. Fred responded that their ITT inspector would have to approve any plans. Secretary's note: Per James Thompson, the developer sold this lot in 1982, so the house likely was built then.

The Fire Department board meets monthly every 3rd Thursday at 6 p.m. Meetings are open to the public. In response to a question, only Siloam Springs, Arkansas has a fulltime fire department. Area fire department volunteers are training together.

Nate Meleen moved that the POA Board of Directors vote a commendation to the Flint Ridge Fire Department for their efforts on our behalf. Duly seconded and approved.

The Fire Wise Committee needs new leadership. Gary Summers, deceased, was the prime mover behind this committee. Members can help residents with useful information and advice, such as clearing vegetation around a house.

c. Security by Chief Jason Blair. 34 calls during the month: 4 resident concerns; 4 suspicious car/person; 3 tailgating; 8 dog calls; 1 misuse of gatecard; 3 welfare check/county escort; 1 domestic; 3 medical/fire calls; 6 traffic stops; 1 house security alarm.

d. Animal Rescue: James Thompson reported 2 dogs were picked up; the kennel is full. A smaller dog will be neutered and available for adoption.

e. Grounds and Beautification Committee. Lew Story - Volunteers will meet at 11:00 a.m. on April 30th for a workday. Information will be given in the newsletter..

4. Committee Reports

a. ACC submitted by Chairperson Doug Heinrich. In the month of March the ACC issued 6 construction permits: 1 exterior home remodel; 1 carport; 4 tree removals. Five applications are pending the submission of required documents from the property owner.

b. Violations Hearing Committee. Mike Hope: 1 hearing is likely to be scheduled.

5. **Minutes.** Nate Meleen moved that minutes for February 26, 2022 be approved as distributed; duly seconded and accepted.

6. **Treasurer's Report** by Sean Savage. We began the month with cash in bank of \$324,888. During the month we had cash receipts of \$155,846 from all departments. Total income for the month was \$12,734 over the budgeted amount. During the month our operating expenses were \$118,937. This amount was \$19,919 under budget. We ended the month with cash in bank of \$336,480 which was an increase of \$11,592. We paid \$14,500 on the line of credit.

Sean Savage moved for approval of the Treasurer's report; duly seconded and approved.

7. **Suspension of Member's Rights.** Jullie Wallace moved the suspension of members' rights on delinquent accounts; duly seconded and approved.

8. **General Managers report** – James Thompson.

Maintenance * Sycamore Park bath house renovations are under way. Walls are painted, lights are hung, the electrical and plumbing done. * New steps are being added to the side of the POA office. * New road signs will be going up as soon as all the signs and hardware are in. They will cover from the Construction gate to the Fire Station, 412 gate to the Fire Station, Fire Station to S. Flint Ridge Dr. This is 100 signs. We will be replacing all the signs over the next couple years. * Fixed the leak in the roof on the admin office * The grader is currently being worked on. As soon as it is fixed we will be out grading roads. * Replaced service disconnect to old security. * Fixed waterline to Pine Ridge clubhouse. * Removed trees from Sycamore and RV1. * Put in new shelves in the bedrooms at the cabins. * Installed new ice machine. * On the miniature golf course the 18th hole will be renovated.

Recreation * River passes are available at the office, \$11.

G&A * Bios are due by April 15 for the board election if interested in running and want it published in the annual newsletter. * Website is up and running. Online payments and ebill are available. There is a 3.5% credit fee for all credit and debit card transactions for POA dues. Payments by check, cash or ACH have no service fees. * The new alert system will be active April 1st. You can go on the website and sign up. The current system will no longer be in use after that date (April 1st).

Events * Benefit for the Green family will be this afternoon here in the clubhouse from 4 to 8. There will be a silent auction, the Flint Ridge Band will be performing, chili and deserts will be available. Money donations will be accepted. All proceeds will go to the Green family. * Easter Egg hunt will be at 1pm on April 16 at the Rec area. There will be games, the Easter Bunny and egg hunt for kids 10 and under. If you would like to help fill eggs they will be available starting next week. We will also take candy donations at the office. * The Independence Day Celebration will be July 2nd.

9. **Old Business - Report of Informal Actions (By-laws Article VI, #10)**

Report of Informal Actions, by Jullie Wallace. \$5,000 was approved for transmission repair/replacement on the Explorer recently purchased for Security.

10. **New Business.** Nate Meleen moved to set May 11th as the cutoff date for voting eligibility at the annual membership meeting; duly seconded and approved.

12. **Adjournment.** Jullie Wallace moved to adjourn the meeting, carried. Time: 9:49 a.m.

General Manager James Thompson began his Membership Input Meeting at 10:00 a.m.

Respectfully submitted,


Nate Meleen, Secretary