

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on October 29, 2022

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:02 a.m. Royce Casey 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 General Manager James Thompson. Bids for hookup to the line to Chewey Road and the Illinois River Ranch have been sent out.

b. **Fire Department** by Mike Hope. 1 grass fire, 1 public service, 1 landing zone, 4 EMS.

c. **Security** by Officer Matt Vogel. 44 total calls: 12 suspicious car/persons, 5 tailgating, 5 dog calls, 2 misuse of gate card; 3 welfare check/county escort, 3 domestic, 3 medical/fire calls, 3 traffic stops, 2 house security alarms, 6 resident concerns.

d. **Grounds and Beautification Committee** by Lew Story. **Flower Beds** at Clubhouse and Main Gate have had all annuals removed and cleaned up for winter. The Salvia at the Security gate is still blooming and we will remove it after the next freeze. We will prune bushes at Statehood House and weed before winter.

**Front Gate Fence.** Since we work to maintain the Main Gate area, and it is an important first impression to guests, we are again requesting that now that the stone fencing was repaired (by our team member, George Warren), the two dead stumps be removed along with debris, the wire fencing be extended to the stone fence, and the two fence rails be replaced.

Iris Gardens. Crepe myrtles will be pruned in winter or early spring as we do each year. Requesting again that rotten railroad ties be replaced.

### 4. Committee Reports

a. **ACC** submitted by Chairperson Doug Heinrichs. Since the last meeting the ACC issued 13 construction permits: 1 new home, 1 deck, 2 RV placements, 1 RV cover, 2 roof replacements, 1 gutter placement, 1 carport, 4 tree removals. One new home had its final inspection recently. There are now two under construction.

b. **Violations Hearing Committee.** Mike Hope reported no hearings.

5. **Minutes.** Mike Hope moved that the minutes for September 24, 2022 be approved as distributed; duly seconded and carried.

6. **Treasurer's Report** by General Manager James Thompson. We began the month with cash in bank of \$315,162. During the month we had cash receipts of \$146,782 from all departments. Total income for the month was \$106 over the budgeted amount. During the month our operating expenses were \$134,250. This amount was \$4,908 under budget. We ended the month with cash in bank of \$321,330 which was an increase of \$6,169.

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

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, Jullie Wallace moved the suspension of members' rights on delinquent accounts; duly seconded and carried.

8. **General Managers report**, by James Thompson

**Maintenance** \* Pool bath houses and Buck and Doe bath houses in the Rec area have been winterized. We have added a Porta-Potty in the Rec area for the winter. \* Mowing is ongoing. They are getting everything knocked down for the winter. \* Side roads that have been requested to be cleared of trees and debris are being cleared. \* Cold patching has been done on East Clear Creek and the road up to Pine Ridge. \* Road grading is ongoing \* Sycamore park will be winterized next week. \* Deck repairs have been made at Pine Ridge \* Dead trees have been cut down and removed at RV 2 \* Plumbing repairs have been done at RV 1 bath house and Sycamore Park. \* Door knobs to the men's bath house and laundry room have been repaired in RV 2. \* The carpet has been stripped off of the 18th hole on the putt-putt course and it will be redone. \* Painting is ongoing on the clubhouse. We were waiting on more paint; it came in late this week and should be finished next week.

**Recreation** \* The Deep Sycamore Park Trail has been cleared. I would like to thank Flip Boerman for his volunteer help.

**Rentals** \* Sycamore park will be closed for camping after this weekend. \* Cabins have been repainted. \* It's never too early to start making your reservations for next summer. Call the office to book camping, cabins, White House or club houses. \* The White House will be unavailable for several weeks due to the back porch being redone.

**G&A** \* There are still T-shirts available at the office. \* Remember there is no hunting on Flint Ridge property.

**Events** \* The Casino night has been rescheduled from tonight to February 18. \* Trunk or treat in coordination with Fire Dept. Halloween festivities will be this evening 5 to 8. If you would like to participate come on down and set up. \* The Christmas Event will be December 10 at the Fire Station and Church.

9. **Old Business – Report of Informal Actions (By-laws Article VI, #10)** by Jullie Wallace: an IT upgrade for the office was approved.

10. **New Business**. Mike Hope moved to appoint Denise Wondrock as Treasurer; duly seconded and approved. The RV1 gate is beyond repair. Julie Wallace moved to allocate up to \$20,000 to replace the RV1 gate; duly seconded and carried.

Note: December 3 will be a Membership Input Meeting to be held at 9 a.m. The regular board will follow immediately, to begin no later than 10 a.m. A presentation of the new office building will be shown.

11. **Adjournment**. Jullie Wallace moved to adjourn the meeting, carried. 9:35 a.m.

Compiled by Denise Wondrock, written by Nate Meleen, Board Clerk.

Respectfully submitted, Lew Story, Secretary

