

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the **Monthly** POA Board of Directors meeting on April 30, 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: 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 Don Wilcoxin, General Manager. Weather has delayed completion of the ¼ mile line repair on South Flint Ridge Drive. In response to the leaking fire hydrant by the water tower, Don stated that the tower would have to be drained. In the near future, they will just live with the leak.
 - b. Fire Department by Chief Danny Blevins. March was a quiet month. Continue to pray for the Green family. 2 EMS calls, 1 structure, 1 mutual aid on a US 412 fire, 1 public service. Hours on work nights and training totaled 30.25 for the month.
 - c. Security by Patrol Office Matthew Vogle (March 26 – April 26). 44 total calls: 3 residents' concerns, 10 suspicious car/person, 5 tailgating; 8 dog calls, 3 welfare check/county escort, 2 domestic, 3 medical/fire call; 7 traffic stops; 1 house security alarm. Dog issues were discussed at some length.
 - d. Animal Rescue: James Thompson reported 3 dogs have been adopted, and the remaining 3 will be transported.
 - e. Grounds and Beautification Committee. Lew Story – Volunteers will meet at 10:00 a.m. on May 7 at the Story home.
4. **Committee Reports**
 - a. ACC submitted by Chairperson Doug Heinrich. In the month of April the ACC issued 12 construction permits: 6 exterior renovations/improvements, 3 RV placements, 1 storage building, 2 tree removals. There are still five new homes in various stages of construction. Two should be complete within the next month.
 - b. Violations Hearing Committee. Mike Hope: None.
5. **Minutes**. Nate Meleen moved that minutes for March 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 \$336,480. During the month we had cash receipts of \$137,958 from all departments. Total income for the month was \$6,868 under the budgeted amount. During the month our operating expenses were \$121,939. This amount was \$19,017 under budget. We ended the month with cash in bank of \$361,370 which was an increase of \$24,980.

We paid \$28,700 for the balance on our property tax. We purchased capital assets: Mattresses for cabins \$1,879, Road Signs \$5,323.

Sean Savage moved for approval of the Treasurer's report; duly seconded and approved.
7. **Suspension of Member's Rights**. Pursuant to the Flint Ridge POA Covenants, Article VII.D.1.c, Denise Wondrock moved the suspension of members' rights on delinquent accounts; duly seconded and approved.

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

Maintenance * Sycamore park bath houses have been remodeled and are ready for the new season. * The new street signs are going up on Flint Ridge Drive from the 412 gate to Fire Station and to South Flint Ridge Drive; Crossroads Drive * Mowing has begun on the road sides, Recreation area, RV Parks and Camp Grounds. * Flower beds around clubhouse have been cleaned out and new mulch added. * Equipment serviced for summer. * Hydraulic pump is in. They will be flushing out the system and installing the new pump. * Contractor is aiming for the week of May 16 to start paving.

G&A * The new website is up and running. Remember to sign up for alerts through the website. The old alert system is no longer being used. * The annual meeting is May 28. Board elections for two positions will be held at that time. The cutoff date to be able to vote is May 11; all accounts must be current at that time. Absentee voting will begin on May 12th and end on May 26th at 9:00am. Voting can be done in person or requested by phone, mail or email. Voting on the day of the election will be held at the Flint Ridge Clubhouse from 9:00am to 11:00am in the pub. The Annual meeting will start at 10:00am followed by the regular monthly Board of Directors meeting. * New office hours will begin Memorial Day weekend through Labor Day. Office will be open 9:00am to 2:00pm on Saturday and Sunday. * The Greene Family benefit held last month brought in \$8000. We want to thank the Flint Band and all the people who volunteered and contributed to the benefit.

Recreation * GRDA Scenic River passes are available at the office. They are \$11.00 apiece and are required on all floatation devices on the River. * New putters have been put out for the putt-putt at the Rec area. * The pools will open Memorial Day weekend.

Rentals * All rentals are filling up for the summer. Check the website under the different rentals, camping and clubhouse to see what dates are available. * New mattresses have been added to the cabins. * Camp grounds open May 2nd.

Events * Memorial Day weekend, Sunday May 29th we will have music starting at 5pm and a movie starting at 8pm. Bring your chairs and favorite beverages. Popcorn will be provided. * Independence Day celebration will be Saturday, July 2nd at 6:30in the Rec Area. Food vendors, games, music and fireworks starting at dusk.

9. **Old Business – Report of Informal Actions (By-laws Article VI. #10).** None

10. **New Business.** None

11. The following candidates for the Board of Director elections in May gave presentations: Brian Snyder, Royce Casey, Lew Story, Debbie Ashby, and Nate Meleen.

12. **Adjournment.** Jullie Wallace moved to adjourn the meeting, carried. Time: 9:51 a.m.

Respectfully submitted,



Nate Meleen, Secretary