

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on February 24, 2024

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:05 a.m. Royce Casey gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Rick Ritschel, Brian Snyder, Jullie Wallace, Denise Wondrock. Absent: Lew Story. Quorum requirement is met.
3. **Community Reports.**
  - a. **SDCRWA** by Don Wilcoxon. One long-sought water leak was found and repaired. They are still searching for another one. It was an uneventful month.
  - b. **Fire Department** by Mike Hope. 6 calls: 4 medical, 1 microwave fire, 1 mutual aid (West Siloam Springs).
  - c. **Security** by Chief Jason Blair: 37 calls: 13 suspicious car/person; 1 misuse of gate card; 6 traffic stops; 3 dog calls; 1 welfare check/county escort; 5 medical/fire calls; 8 resident concerns.
  - d. **Beautification Team.** No report.
4. **Committee Reports**
  - a. **ACC** by Theresa Meglasson. 9 permits were issued: 5 new homes are being built; 4 tree removals; 1 carport/RV/Patio cover; 1 exterior upgrade/painting; 1 roof replacement; 1 miscellaneous renovation; 1 shed/portable storage bldg.
  - b. **Violations Hearing Committee** – no activity to report.
  - c. **Marketing/Real Estate Committee.** No report.
5. **Minutes.** Mike Hope moved that the minutes for January 27, 2024 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Denise Wondrock.

January. We began the month with cash in bank of \$290,675. During the month we had cash receipts of \$134,019 from all departments. Total income for the month was \$2,334 under the budgeted amount. Net Balance Sheet adjustments were \$9,060. During the month our operating expenses were \$152,761. This amount was \$2,335 under budget. We ended the month with cash in bank of \$280,993 which was a decrease of \$9,682.

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 to suspend members' rights on delinquent accounts; duly seconded and carried.
8. General Managers Report read by Jullie Wallace for Pat O'Kelley.

**Maintenance:** Roads are being graded. We finished East Clear Creek area and have made it around Flint Ridge Drive to South Flint Ridge Drive. When finished there we will head up Deer Lake Drive. Water heater at Statehood House and RV 1 Clubhouse were replaced. Septic tank issue fixed at RV 1; had to install a new pump.

**Rentals:** 2 New mattress sets were put in the Statehood house and 1 new set in Cabin 3.

**Camping:** We are taking reservations for camping this summer. July 4<sup>th</sup> weekend is already booking up.

**Events:** We will have an Easter Egg hunt on March 30<sup>th</sup> after the POA Board meeting, The Easter Bunny will be there. Prize eggs and candy for the kids.

**G & A:** Office hours are Monday through Friday 9:00 am to 4:00 pm and the 1<sup>st</sup> Saturday of the month 9:00 am to 2:00 pm. We have 50<sup>th</sup> anniversary sticker available for \$2.00 (tax included)

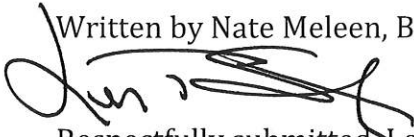
9. **Old Business.** Jullie Wallace stated that there were no informal actions to report. There was no other old business.

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

11. **New Business.** None.

12. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. 9:16 a.m.

Written by Nate Meleen, Board Clerk



Respectfully submitted, Lew Story, Secretary