

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

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

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:09 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. Quorum requirement is met. Note: Perry Hewitt sold his property and is no longer a property owner at Flint Ridge.

3. Community Reports.

a. **SDCRWA.** James Thompson reported no impact on Flint Ridge from their last meeting.

b. **Fire Department & Fire Wise Committee.** Chief Danny Glover reported no fires, 2 EMS calls.

c. **Security.** James Thompson reported for Chief Jason Blair who has been ordered to stay home to recover from COVID-19 impact and walking pneumonia. There were 20 incidents between December 27 and January 29: 5 suspicious person/vehicle, 4 dog calls; 4 misuse of gatecard/amenities; 3 property damage; 2 traffic; 1 resident concerns; 1 tailgating.

d. **Animal Rescue:** James Thompson reported 1 adoption and 1 addition, so we still have 6 in the kennel. The new dog is small so is a good candidate for adoption.

e. **Grounds and Beautification Committee.** Lew Story – no activity because of cold weather.

4. Committee Reports

a. **ACC** submitted by Chairperson Doug Heinrich. In the month of January the ACC issued 3 permits, all for tree removal. We have 3 applications in the review process for RV placements. We have 5 new homes in various stages of construction. The past few months we have been reviewing existing ACC Guidelines and the Covenants in order to present suggested revisions to the Board. In 2021 we issued a total of 155 permits.

b. **Violations Hearing Committee.** Mike Hope: no requests were heard.

5. **Minutes.** Mike Hope moved that minutes for December 4, 2021 be approved as distributed, duly seconded and accepted.

6. **Treasurer's Report** by Sean Savage: We began the month with cash in bank of \$389,444. During the month we had cash receipts of \$150,823 from all departments. Total income for the month was \$10,223 over the budgeted amount. During the month our operating expenses were \$167,127. This amount was \$9,131 under budget. We ended the month with cash in bank of \$326,465 which was an increase of \$62,979. We had 3 payrolls in December.

We paid property tax of \$50,095. Delaware County tax is paid in full and another payment will be made to Adair County of about \$16,000 in March.

Mike Hope 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. **2022 Budget Approval.** Jullie Wallace moved to table discussing approval of the 2022 Budget until the next meeting because of expected revisions. Duly seconded and approved.

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

Maintenance * Roads have been graded. * Around 8 tons of cold patch has been put out to fill potholes' * Clear Creek dock is 2/3 done. Benches were taken out and picnic tables brought in. * Picnic tables and benches in the Rec area have been repaired and repainted. * Currently working on picnic tables in Sycamore park. * Admin building outside repairs finished and painted. * RV 1 women's showers replumbed. * We have a new utility truck. * RV 2 gate repaired after being hit. * New motors put on main gate. * Springs replaced in the spikes at the 412 and construction gate. * Replaced door on RV 1 bath house. * Placed door for chemical room at office pool. * Equipment has been serviced.

G&A * New website should be live any day. * Office will be open Saturday, February 5th from 9 to 2. * If you have a new phone number or new vehicle please contact the office with that information. * Reservations are being made for rentals and camping for this coming season. If you know your dates contact the office to get your reservations before they fill up.

Events * Easter egg hunt will be April 16 @ 1pm.

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

a. Jullie Wallace cited the need to replace Perry Hewitt on the Board of Directors. Perry sold his property and is no longer a POA member. Mike Hope moved to appoint Royce Casey to Perry's position, which runs to May 2024, duly seconded. After discussion the vote was 5 yes, 1 no. Royce Casey was appointed. Secretary's note: It was later determined that Royce Casey is ineligible for appointment because he had been appointed on February 27, 2016 to fill the vacancy left by Jo Langston. Per our By-laws, Article V, #6, "no member shall be appointed as Director more than once." Perry Hewitt's position still needs to be filled.

b. Report of Informal Actions. This begins a new policy of reporting any Informal Actions taken by the Board of Directors since the last meeting. By this policy such informal actions will be reported in the meeting minutes.

1. Purchase a new vehicle for Security.

2. Purchase a new utility vehicle for Maintenance

3. Amend the water contract with SDCRWA to agree with their amendment concerning water line repairs, etc. This clarifies our ability to modify and repair existing lines.

11. **New Business.** a. Mike Hope moved to approve \$160,000 for the purchase of asphalt and repaving; duly seconded and approved. b. Mike Hope moved to approve \$35,000 for a water line repair on South Flint Ridge Drive; duly seconded and approved. c. Mike Hope moved to approve expenditure of \$29,000 for refurbishing the 412 gate and the construction gate; duly seconded and approved.

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

Respectfully submitted,

Nate Meleen, Secretary.