

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on January 28, 2023

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:03 a.m. Royce Casey gave the invocation.

2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Brian Snyder, Lew Story, Jullie Wallace, Denise Wondrock. Quorum requirement is met.

### 3. Community Reports.

a. **SDCRWA** by Don Wilcoxin. Engineers plan to do a hydraulic (pressure) study on the line west to Kansas to address backflow issues. Adding the Chewey line may correct this. New rates went into effect this month, basically a return to 3 years ago. They hope to adjust rates after the Chewey Road and Adair 5 RWD line is completed.

b. **Fire Department** by Mike Hope. 10 calls: 5 medical, 2 public service, 1 motor assist, 1 heavy smoke, 1 lift assist.

c. **Security** by Officer Matthew Vogle. 67 incidences between December 1 and January 28: 21 suspicious car/person; 19 tailgating; 6 dog calls; 2 misuse of gatecard; 1 welfare check/county escort; 1 domestic; 3 medical/fire calls; 6 traffic stops; 3 house security alarm; 5 resident concerns.

d. **Grounds and Beautification Committee** by Lew Story. No report (winter months)

### 4. Committee Reports

a. **ACC** given by Chairperson Doug Heinrichs. Since the last meeting the ACC issued 13 construction permits: 2 RV placements; 1 RV cover; 1 fence; 2 portable storage buildings; 1 exterior upgrade; 3 tree removals; 1 propane tank placement; 1 carport expansion; 1 drainage pipe installation. There are currently two new homes under construction, and we are reviewing an application for another..

b. **Violations Hearing Committee.** Mike Hope reported 1 hearing is upcoming re starting a house without a permit.

5. **Minutes.** Jullie Wallace moved that the minutes for December 3, 2022 be approved as distributed; duly seconded and carried.

6. **Treasurer's Report** by Treasurer Denise Wondrock. November: We began the month with cash in bank of \$253,967. During the month we had cash receipts of \$140,133 from all departments. Total income for the month was \$2,443 under the budgeted amount. During the month our operating expenses were \$153,478. This amount was \$14,622 over budget. We ended the month with cash in bank of \$305,331 which was a decrease of \$15,935.

December: We began the month with cash in bank of \$305,396. During the month we had cash receipts of \$146,578 from all departments. Total income for the month was \$5,002 over the budgeted amount. During the month our operating expenses were \$179,102. This amount was \$40,131 over budget. We ended the month with cash in bank of \$230,689 which was a decrease of \$74,707.

Note: We paid \$44,490 toward our property tax payable. We paid \$14,998 for a 2013 F-150 vehicle for security.

Denise 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 Pat O'Kelley

**Maintenance:** Railroad ties have been replaced at the Iris garden. Trash is being picked up and low hanging limbs are being cut along road sides. Please watch out for our guys on the roads. A thank you and a kind word are always appreciated. RV I gate is scheduled to be installed next week (weather permitting). White House upstairs kitchen has been taken out and a 2 sink vanity installed. Fans on golf course are being repaired as needed. Clean up around Maintenance shop and Golf maintenance shop is beginning. The search for a replacement for Sam has started. I will be overseeing maintenance for now.

**RV:** Washer in RV II wash room has been replaced. Sewer pipe at RV II clubhouse has been jetted, and plans to add another clean-out are in the works.

**G&A:** Transition of General Manager position went smoothly. Office hours are back to normal after the holidays. We have new hats and shirts available at the office.

**Events:** Casino night will be February 18th.

9. **Old Business - Report of Informal Actions (By-laws Article VI, #10)** by Jullie Wallace: The Security Vehicle authorized on December 3, 2022 was purchased for \$14,998.

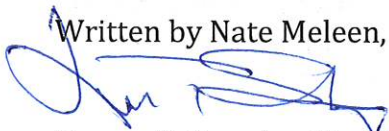
10. Executive Session. This item was cancelled.

11. **New Business**. Jullie Wallace report that they are still working on the budget. They expect a lean year because of inflation.

Questions from the floor concerned the process of working on the covenants. Jullie Wallace reported that a packet is being sent to the lawyers for them to put changes into proper order. Anita is revising the welcome packet. ACC recommendations will be included with the items submitted to the lawyers. The hope is to combine the mailings of proposed revisions to the Articles of Incorporation and the Covenants; this would be a considerable savings. Some discussion occurred on the possible use of emails for those who are receiving email news from the POA.

13. **Adjournment**. Mike Hope moved to adjourn the meeting, carried. 10:32 a.m.

Written by Nate Meleen, Board Clerk.



Respectfully submitted, Lew Story, Secretary