

## FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on July 30, 2022

1. **Call to order.** Vice President Pat O'Kelley called the meeting to order at 9:06 a.m. Nate Meleen gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Sean Savage, Lew Story, Pat O'Kelley, Denise Wondrock. Absent: Jullie Wallace, Mike Hope. Quorum requirement is met.
3. **Community Reports.**
  - a. SDCRWA. None. Note that minutes of their monthly meeting are posted on their website
  - b. Fire Department. Board members Fred Johnson and Lew Story reported that leadership revisions are underway. The interim chief is Mike Hope. A new member from West Siloam Springs will be the administrative chief and will be reorganizing the department. Look for progress reports in the Flint Ridge newsletter.
  - c. Security by Chief Jason Blair. 26 total calls: 4 suspicious car/persons, 5 tailgating, 2 dog calls, 2 misuse of gate card; 3 welfare check/county escort, 2 medical/fire calls, 7 traffic stops, 1 house security alarm.
  - d. Grounds and Beautification Committee. Lew Story – Ongoing watering.
4. **Committee Reports**
  - a. ACC submitted by Fred Johnson. Since the last meeting the ACC issued 9 construction permits: 3 deck repairs or replacement; 1 storage building; 1 RV placement, 1 tree removal; 1 exterior remodel (roof and siding replacement and painting); 1 solar panel installation; 1 RV skirting. One new home was completed, leaving two still under construction.
  - b. Violations Hearing Committee. None.
5. **Minutes.** Lew Story moved that minutes for June 25, 2022 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Sean Savage. We began the month with cash in bank of \$344,846. During the month we had cash receipts of \$160,432 from all departments. Total income for the month was \$4,768 under the budgeted amount. During the month our operating expenses were \$290,752. This amount was \$151,481 over budget. We ended the month with cash in bank of \$375,847 which was an increase of \$31,001.

Note: We paid \$110,360 to pave roads and will pay an additional \$45,000 in July. We borrowed, \$157,000 on the Credit Line (for roads). We had three payrolls in June.

Sean Savage 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, Lew Story moved the suspension of members' rights on delinquent accounts; duly seconded and carried.
8. **General Managers report,** by James Thompson

**Maintenance** \* Cold patching potholes will begin next week. Please watch out for workers on the roads \* Repairs were made to the deck and railing at Pine Ridge Clubhouse. \* Lighting was replaced in the Clubroom and vents taken down and cleaned. \* Repairs were done to the showers at RV 1 bath house. \* Toilets were repaired in the clubhouse pool bath house. \* Decks at the cabins have been

power washed and water sealant put down. \* We are tearing down several mobile homes that the POA has taken back through foreclosure \* The gate control housing has been repaired at the 412 gate. \* Spike springs have been replaced on the exit sides of the gates. \* Grading has been ongoing. \* Mowing has been ongoing.

**Rentals** \* Labor Day weekend is booking up. All the cabins and White House are booked. We have a few spots available at Sycamore Park for RV's, and primitive camping is available. \* New rocking chairs have been added to the White House porch.

**RV** \* We are having issues with people opening the auxiliary gate in RV 1. Please let security know if you see someone doing this.

**Recreation** \* The pools will be open through Labor Day weekend. \* Float trips will run through Labor Day Weekend \* We've sold 224 GRDA river passes. We have one left if someone needs one. \* We are currently not sending out rafts due to the low river level.

**G&A** \* We still have several styles of shirts and hats available for sale at the office. We have new bucket hats coming. \* Gate cards are finally in.

**Events** \* Casino night will be October 29. \* The Christmas event with the fire station and church will be December 10. \* Plans are in the works for a New Years Eve event.

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


10. **New Business.** None

Note: A few minutes were spent responding to questions from the floor.


11. **Adjournment.** Lew Story moved to adjourn the meeting, carried. Time: 9:40 a.m.

A Membership Input Meeting followed after adjournment.

Written by,

  
Nate Meleen, Board Clerk

Reviewed by

  
Lew Story, Secretary