

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on July 29, 2023

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:01 a.m. Nate Meleen gave the invocation.

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

3. Community Reports.

a. **SDCRWA** by Del Patterson. He introduced Terry Woods, SDCRWA general manager, who came to answer questions. New lines over 1,000 feet need to be engineered and inspected by DEQ. They are running a new 2" line on the road to the canoe pickup; a fire hydrant cannot be placed on this line because a 6" line is required for that. Any line additions are supposed to be drawn up.

A new water tower is planned which will be 4 times the size of the present tower; the location is uncertain, with 2 possibilities cited including the present site. They are delivering 1.2 million gallons per day, but the existing tower capacity is only 400,000 gpd. The existing tower will likely be kept. The new tower can be sectioned off to repair a part of it while continuing to deliver water.

Del Patterson reported that there has been improvement in the leakage problems in Twin Oaks/Leach. He again described the deplorable condition of the Adair 5 water district. The Cherokee Nation has asked SDCRWA to absorb this district. He asked that the following correction to the June minutes be included in the July minutes. "The SDCRWA will take possession of an existing water transmission line valued at \$300,00 in exchange (for) unpaid water for the previous 3 months. (The \$300,000 value of said line was determined by engineers)."

b. **Fire Department** by Mike Hope. 9 calls: 4 EMS, 1 fire alarm, 1 public service, 1 landing zone, 1 structure, and 1 mutual aid.

c. **Security** by Chief Jason Blair. 45 calls: 1 suspicious car/person; 12 tailgating, 3 misuse of gate cards, 9 traffic stops, 3 dog calls, 4 welfare check/county escort, 1 medical/fire calls, 12 resident concerns.

d. **Marketing/Real Estate** Committee by Julie Story, read by Lew Story. Research has begun regarding available lots to sell. Evaluating desirability given location and topography, and confirming utilities, clear title and HUD documentation. Have collected existing marketing documentation for review and editing. Will continue to gather information to create a cohesive marketing plan for presentation to the Board.

4. Committee Reports

a. **ACC** by Ross Davidson. 14 permits were issued: 3 Tree removals, 1 Carport/RV/Patio covers, 3 Deck remodels, 1 Exterior upgrade/painting; 1 Roof replacement, 2Shed/portable storage buildings; 2 RV placements, 1 Building variance. 4 new homes are being built.

b. **Violations Hearing Committee** by Mike Hope - no hearings.

5. **Minutes.** Mike Hope moved that the minutes for June 24, 2023 be approved as distributed; duly seconded and carried. (See Del Patterson's note above regarding June minutes).

6. **Treasurer's Report** by Treasurer Denise Wondrock.

June. We began the month with cash in bank of \$257,844. During the month we had cash receipts of \$178,773 from all departments. Total income for the month was \$13,523 over the budgeted amount. New Balance Sheet adjustments were (\$2,569). During the month our operating expenses

were \$160,344. This amount was \$3,896 under budget. We ended the month with cash in bank of \$273,706 which was an increase of \$15,862.

Note: We paid \$14,500 toward the Credit Line note balance. We still have a loan balance of about \$7,000.

Denise Wondrock 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 by Pat O'Kelley (read in his absence by Jullie Wallace)

Maintenance: Water leak at main clubhouse has been detected and replumbed. Water to clubhouse bathhouse was rerouted and a new frost-free hydrant was installed. Mowing is ongoing. Cold patch is being done when and where we can. We are still waiting on the grader parts to come in and be installed. The old motor on the big pump at the golf course irrigation shed has been removed and is being repaired. Sewer pump in RV 2 big tank was replaced. Cleaned up several downed trees.

Recreation: We are still booking Float trips and camping spots. Cabins and State House are being rented as well. Pools are open.

Events: Our Independence Day celebration was a success. We had good attendance and all went well. We will have a Casino Night on Nov 4th from 6:30 – 9:30 at the Main Clubhouse.

G & A: We still have some GRDA river permits available. Shirts and caps are for sale. Call or come by the office to book Cabins, State House, camping or float trips.

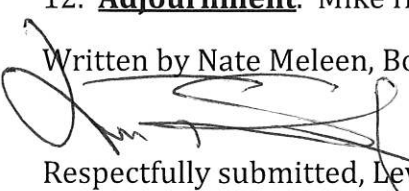
9. **Old Business.** None

10. **Executive Session.** This item was cancelled.

11. **New Business.** None

12. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. 9:38 a.m.

Written by Nate Meleen, Board Clerk



Respectfully submitted, Dew Story, Secretary