

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on April 26, 2025

1. **Call to order.** President Pat O'Kelley called the meeting to order at 9:04 a.m. Royce Casey gave the invocation.
2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Pat O'Kelley, Brian Snyder, Lew Story; absent - Rick Ritschel. Quorum requirement is met. Note: Mike Vincent resigned from the Board.
3. **Community Reports.,**
 - a. **SDCRWA** by Flint Ridge POA representative Brian Snyder. A quiet month. Terry Woods has been replaced by Richard Scrivener as Water Department Superintendent. The line from West Siloam Springs to Watts is complete and needs only legal clearance. Watts will buy water from West Siloam Springs.
 - b. **Fire Department** by Mike Hope. 5 total calls: 1 illegal burn; 2 medical calls; 1 public service; 1 grass fire. A new brush truck is in service. The annual Independence Day breakfast will be on Saturday, July 5th from 7:30 to 10:30 a.m. Annual dues of \$40 are due July 1st.
 - c. **Security** by Officer Dean Clark. 29 total calls. 5 Suspicious car/persons; 5 Tailgating; 3 Misuse of gate card; 2 Trespassing; 1 Dog call; 5 Medical/fire calls; 5 Disturbances; 3 Resident concerns.
4. **Committee Reports**
 - a. **ACC** by Doug Heinrichs. 11 permits were issued: 2 Tree removals; 1 Fencing; 1 New roof; 1 Deck replacement; 1 Storage shed; 1 Garage; 1 Window replacement and siding; 1 Carport; 1 Mobile home placement; 1 Garage door. Three new homes are under construction and two are in the review process.
 - b. **Violations Hearing Committee** by Mike Hope. No activity
 - c. **Beautification Team Report** by Julie Story, read by Lew Story. All shrub pruning has been done and beds cleaned up for spring. Team members repaired and repainted the flower boxes at the Security Gate entrance last week.

Today is our scheduled work day for planting and laying down mulch at the following locations: Front gate; Statehood House; Admin building; Security Gate; Clubhouse

We need more volunteers, especially with watering throughout the season. If interested in joining the team, join us today at 10 am after the meeting, right outside the clubhouse, or leave a message at the POA office and Julie Story will contact you.
5. **Minutes.** Mike Hope moved that the minutes for March 29, 2025 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Mike Hope.

March. We began the month with cash in bank of \$341,315. During the month we had cash receipts of \$158,927 from all departments. Total income for the month was **\$7,780 under the budgeted amount**. Net Balance Sheet adjustments were \$13,398. During the month our operating expenses were \$148,214. This amount was **\$16,972 under budget**. We ended the month with cash in bank of \$365,426 which was an increase of \$24,111.

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, Royce Casey moved to suspend members' rights on delinquent accounts; duly seconded and carried.
8. **General Managers Report,** by Pat O'Brien.

Maintenance: Mowing and grading are in full force, and we are currently trying to catch up from the rainy weather and grader repair. Sycamore Park has been prepared for the May 1st opening by having all the tables, grills and firepits repaired and painted. Paving is set to start from the 412 Gate extending for 2 miles in early May, weather permitting (see Informal Action reported below).

Golf Course: The golf course staff have been working diligently to get the course in great shape for the upcoming season.

Recreation: The preparatory (maintenance work) opening of the swimming pools will be around May 15th. The official opening will be May 23rd. Booking for floats, cabins and camping are filling up fast for the season.

9. **Old Business**. None.

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

11. **New Business**. President Pat O'Kelley reported that a street sweeper has been purchased in Kansas City. An informal action was taken to approve the \$245,000 cost of the 2 miles of blacktop from the 412 Gate. He reported that Mike Vincent has sold his house and resigned from the POA Board of Directors.

Brian Snyder moved to appoint Doug Heinrichs to replace Mike Vincent. Duly seconded and approved.

At this point of the meeting, the following candidates for the POA board elections in May were allowed 3 minutes each to speak to the membership: Royce Casey, Lew Story, and Denise Wondrock. Scott Mitchell was not present.

12. **Adjournment**. Mike Hope moved to adjourn the meeting, carried. 9:22 a.m.

Respectfully submitted, Lew Story, Secretary.

Note: Compiled and written by Nate Meleen, Board Clerk

