

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting August 30, 2025

1. **Call to order**. President Pat O'Kelley called the meeting to order at 9:01 a.m. and gave the invocation.
2. **Determination of a quorum**. Present: Royce Casey, Doug Heinrich, Mike Hope Pat O'Kelley, Rick Ritschel, Brian Snyder, Lew Story. Quorum requirement is met.
3. **Community Reports**,
 - a. **SDCRWA** by Brian Snyder. He reported on a productive meeting this morning with the Engineer and the General Superintendent concerning the new water line. It was moved 50 feet north to avoid Cowherd Cave. Because of its 18" size they want to go behind the fire department. This will require avoiding Fire Department plans for new pads in the area.
 - b. **Fire Department** by Mike Hope. 11 total calls: 2 Swift water; 3 Medical, 2 Public service, 1 Car fire; 1 Missing child; 1 MVA; 1 LZ set up.
 - c. **Security** by Officer Dean Clark. 40 total calls in August: 6 Suspicious car/persons; 5 Tailgating; 3 Misuse of gate card; 0 Trespassing; 11 Dog calls; 2 Welfare check/county escort; 2 Medical/fire calls; 0 Domestic; 5 Disturbances; 1 House security alarm; 5 Resident concerns.
4. **Committee Reports**
 - a. **ACC** by Theresa Meglasson. 1 new home was started, 3 new homes are being built. 17 permits were issued: 3 Tree removals; 0 Carport/RV/Patio covers; 2 Deck replacement; 1 Exterior upgrade/painting; 0 Roof replacement; 2 Miscellaneous renovation; 1 Shed/Portable storage building; 3 Retaining walls; 1 RV placement; 2 Propane tank placements; 1 Occupancy permit; 1 Temporary occupancy permit.
 - b. **Violations Hearing Committee** by Mike Hope. 2 violations were heard and upheld: Back Dues and Fines; Dogs not on leash. Mike report a problem with no shows that will be dealt with by rules changes.
 - c. **Beautification Team** by Lew Story. No report.
5. **Minutes**. Mike Hope moved that the minutes for July 26, 2025 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Mike Hope.

July. We began the month with cash in bank of \$332,014. During the month we had cash receipts of \$177,619 from all departments. Total income for the month was **\$1,590 under the budgeted amount**. Net Balance Sheet adjustments were \$15,383. During the month our operating expenses were \$167,795. This amount was **\$4,709 over budget**. We ended the month with cash in bank of \$326,454 which was a decrease of \$5,560.

Notes: We paid \$20,000 toward the Line of Credit Note.

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, Mike Hope 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 at the top of the job lists. Grading is being done road by road, and the grader periodically has to go down to the river to channel water for the river pump.
 - Recreation**: This will be the last weekend for the swimming pools and for float trips. Preparing the pools for the offseason will begin next week.
 - Golf Course**: A licensed golf superintendent has been hired to restore and maintain the course. He has over ten years' experience and recently ran Western Hills golf course at Sequoyah State Park.

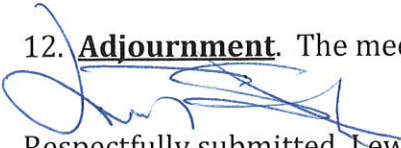
Restaurant: Chef Michael Henry and his staff are starting renovations and preparations to get their restaurant going. There is no date set at this time for its opening.

9. **Old Business.** None.

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

11. **New Business.** None

12. **Adjournment.** The meeting was adjourned at 9:11 a.m.



Respectfully submitted, Lew Story, Secretary.

Note: Written by Nate Meleen, Board Clerk