FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting January 31, 2026

1. **Call to order**. Vice-President Royce Casey called the meeting to order at 9:00 a.m. Nate Meleen gave the invocation.

2. **Determination of a quorum**. Present: Royce Casey, Doug Heinrich, Mike Hope, Rick Ritschel, Brian Snyder; absent: Pat O'Kelley, Lew Story. Quorum requirement is met.

3. **Community Reports**.,

a. SDCRWA by Brian Snyder. He introduced Superintendent Richard Scrivnir, who reported on new water line and tower progress. Water line work will be starting in a week, with only one cut through a road. The tower is in the design stage, with contracts to be awarded soon.

b. Fire Department: No report

c. Security by Chief Dean Clark. 54 total incidents in December and January: 2 Suspicious car/persons; 11 Tailgating; 3 Misuse of gate card; 6 Trespassing; 11 Dog calls; 4 Welfare checks/county escort; 3 Medical/fire calls; 1 Domestic; 8 Disturbances; 1 House security alarms; 4 Resident concerns.

4. **Committee Reports**

a. ACC by Doug Heinrichs. This is a slow time for them. There is continued interest in home building, with contacts about every week. A lot of construction is going on.

b. Violations Hearing Committee by Royce Casey. no violations were heard, but one is scheduled.

c. Beautification Team: No report

5. **Minutes**. Mike Hope moved that the minutes for December 6, 2025 be approved as distributed; duly seconded and carried.

6. **Treasurer's Report** by Mike Hope

November. We began the month with cash in bank of $260,716. During the month we had cash receipts of $161,829 from all departments. Total income for the month was **$878 under the budgeted amount**. Net Balance Sheet adjustments were $-9,297. During the month our operating expenses were $144,711. This amount was **$17,876 under budget**. We ended the month with cash in bank of $268,537, which was an increase of $7,821.

Notes: We paid $20,000 on the line of credit note.

December. We began the month with cash in bank of $268,536. During the month we had cash receipts of $193,185 from all departments. Total income for the month was **$31,477 over the budgeted amount**. Net Balance Sheet adjustments were $-72,059. During the month our operating expenses were $153,024. This amount was **$10,563 under budget**. We ended the month with cash in bank of $236,639, which was an increase of $31,897.

Notes: We paid $12,000 on the line of credit note. We paid our Property Taxes in full for the year.

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

They have been busy moving snow and doing preventative work to avoid water leaks.

9. **Old Business. None**