

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on June 28, 2025

1. **Call to order**. President Pat O'Kelley called the meeting to order at 9:05 a.m. Royce Casey gave the invocation.

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

3. **Community Reports**,

a. **SDCRWA** by Superintendent Richard Scrivner. He described their ongoing activities, including 2 new taps and leak repairs. In response to a question about the appearance of the new water tower, he shared similar concerns and plans to address them; he hopes to cover the area better since it will be close to the road. He mentioned engineering studies being done in preparation of the new water line to the tower.

b. **Fire Department** by Mike Hope. 2 total calls: 1 structure; 1 tree on power lines. The annual Independence Day breakfast will be on Saturday, July 5th from 7:30 to 10:30 a.m. You can pay your dues at that time - \$40; \$140 for new members.

c. **Security** by Officer Jason Blair. 41 total calls in June: 1 Suspicious car/persons; 8 Tailgating; 4 Misuse of gate card; 2 Trespassing; 7 Dog calls; 2 Welfare check/county escort; 2 Medical/fire calls; 2 Domestic; 8 Disturbances; 5 Resident concerns.

4. **Committee Reports**

a. **ACC** by Theresa Meglasson. 1 New home started, 4 new homes are being built; 20 permits were issued: 2 Tree removals; 3 Carport/RV/Patio covers; 4 Deck replacement; 1 Dog kennel; 3 Exterior upgrade/painting; 1 Roof replacement; 1 Miscellaneous renovation; 2 Shed/Portable storage bldg; 1 RV placement; 1 Manufactured home placement.

b. **Violations Hearing Committee** by Mike Hope. No activity

c. **Beautification Team Report** by Julie Story, read by Lew Story. The Team is continuing the summer watering schedule, with occasional feeding of the plants and pruning.

We would welcome more volunteers, especially for watering throughout the season. If interested in joining the team, leave a message at the POA office and Julie Story will contact you. Many thanks to the dedicated Beautification Team volunteers.

5. **Minutes**. Mike Hope moved that the minutes for May 24, 2025 be approved as distributed; duly seconded and carried.

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

May. We began the month with cash in bank of \$328,220. During the month we had cash receipts of \$162,989 from all departments. Total income for the month was **\$19,718 under the budgeted amount**. Net Balance Sheet adjustments were \$136,034. During the month our operating expenses were \$162,705. This amount was **\$52,556 under budget**. We ended the month with cash in bank of \$464,537 which was an increase of \$136,317.

Notes: End of month cash increase of \$136,317 is due to cash borrowed on Credit Line and not yet paid as of 5/31/2025 to vendors for second half of road paving.

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. Discussion and possible action on purchase of a backup generator for the POA office. Mike Hope moved to table this item to allow more research on the project, including pricing. This would then be voted on as part of next years' budget. Duly seconded and carried.

9. **General Managers Report**, by Pat O'Brien.

Maintenance: Maintenance has been grading and mowing as much as possible to recover from the heavy rains during the months of May and early June

Recreation: Floating, camping sites, and the swimming pools are in full use.

Golf Course: The golf course has been hosting several tournaments these past few weeks

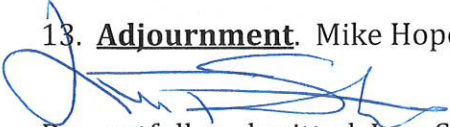
Overall: We're extremely busy preparing for the 4th of July to be celebrated on Saturday the 5th.

10. **Old Business**. None.

11. **Executive Session**. Not Needed.

12. **New Business**. None

13. **Adjournment**. Mike Hope moved to adjourn the meeting, carried. 9:18 a.m.



Respectfully submitted, Lew Story, Secretary.

Note: Compiled and written by Nate Meleen, Board Clerk