

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting March 28, 2026

1. **Call to order.** President Pat O'Kelley called the meeting to order at 9:00 a.m. and gave the invocation.
2. **Determination of a quorum.** Present: Doug Heinrich, Mike Hope, Pat O'Kelley, Rick Ritschel, Brian Snyder; Lew Story; absent: Royce Casey. Quorum requirement is met.
3. **Community Reports.,**
 - a. **SDCRWA** by Brian Snyder. He introduced Richard Scrivener, Superintendent of SDCRWA, describing him as a very responsive and capable manager. Richard has taken the necessary coursework to become a certified inspector, so will be able to give the final inspections to each phase. Phase 1: Water line to the new tower; Phase 2: the new tower; and Phase 3: water plant upgrades. Richard then described progress on the water line and answered various questions. The water line work will be cleaned up and disturbed areas reseeded. All road crossings be given a concrete cover.
 - b. **Fire Department by Lew Story:** 7 calls in February: 4 Medical; 1 Missing child; 2 mutual aids for grass fires: Colcord and Chance.
 - c. **Security** by Chief Dean Clark. 32 total incidents in February: 7 Suspicious car/persons; 7 Tailgating; 6 Misuse of gate card; 2 Trespassing; 3 Dog calls; 1 Welfare check/county escort; 3 Medical/fire calls; 0 Domestic; 1 Disturbance; 0 House security alarms; 2 Resident concerns.
4. **Committee Reports**
 - a. **ACC** by Theresa Meglasson. 11 permits were issued: 6 Tree removals, 1 Carport/RV/Patio Cover; 1 Deck placement, repairs, removal; 2 Exterior upgrade/painting; 1 Roof replacement; 1 Miscellaneous renovation; 1 RV placement; 2 Manufactured home placement. Theresa reported a steady interest in new home construction, with 3 currently underway.
 - b. **Violations Hearing Committee** by Mike Hope. No hearings this month.
 - c. **Beautification Team by Lew Story:** Nothing to report at this time
5. **Minutes.** Mike Hope moved that the minutes for February 28, 2026 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Mike Hope

February. We began the month with cash in bank of \$244,907. During the month we had cash receipts of \$149,497 from all departments. Total income for the month was **\$13,747 under the budgeted amount.** Net Balance Sheet adjustments were \$-4,889. During the month our operating expenses were \$161,892. This amount was **\$965 over budget.** We ended the month with cash in bank of \$227,621, which was a decrease of \$17,286.

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

In response to a question about the income for the month, Mike stated that some members pay dues at different times and amounts, so dues payments are never a fixed amount each month.

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 with lots of little things. There is a new leg machine in the Fitness Room, which completes the equipment planned for this room.