

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting October 25, 2025

1. **Call to order**. President Pat O'Kelley called the meeting to order at 9:01 a.m. Royce Casey 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. The contract for the 18" main line has been awarded. They have moved the pipe location to protect the Cowherd Cave.
 - b. **Fire Department** by Lew Story. 14 total calls: 2 Medical; 2 Public service; 2 Emergency water delivery; 1 UTV; 1 Domestic; 2 Smoke investigations; 2 Funeral escorts; 1 Carpet fire; 2 MVA; 1 Structure fire; 1 Signal 30-1 (death).
 - c. **Security** by Chief Dean Clark. 51 total October incidents: 4 Suspicious car/persons; 9 Tailgating; 12 Misuse of gate card; 2 Trespassing; 2 Dog calls; 1 Welfare check/county escort; 4 Medical/fire calls; 1 Domestic; 7 Disturbances; 0 House security alarm; 9 Resident concerns. President O'Kelley commended Chief Clark for Security's diligence in checking and confiscating gate cards.
4. **Committee Reports**
 - a. **ACC** by Doug Heinrichs. 1 new home was started; 6 new homes are being built. 13 permits were issued: 1 Tree removal; 2 Carport/RV/Patio covers; 1 Deck replacement; 3 Exterior upgrade/painting; 2 Roof replacements; 2 Miscellaneous renovations (fence and garage door); 2 Retaining walls.
 - b. **Violations Hearing Committee** by Mike Hope. A misuse of dirt bike violation was heard and upheld.
 - c. **Beautification Team**: no report.
5. **Minutes**. Mike Hope moved that the minutes for September 27, 2025 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Mike Hope.

September. We began the month with cash in bank of \$279,204. During the month we had cash receipts of \$193,463 from all departments. Total income for the month was **\$24,655 over the budgeted amount**. Net Balance Sheet adjustments were \$286,223. During the month our operating expenses were \$-133,732. This amount was **\$296,819 under budget**. We ended the month with cash in bank of \$320,176, which was an increase of \$40,972.

Notes: We moved \$299,499 in capital expenditures from the income statement where they were listed as current year expenses to the balance sheet where they are listed as an asset. The effect of this is an increase in net income of \$299,499 for year 2025.

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: Grading and mowing are still going on as fast as possible. Tree removal and cleanup have continued in both RV parks. Preparations for winterizing Sycamore Park and all outdoor bathrooms will begin at the end of the month.

Golf Course: New bent-grass seed has been applied to all 9 greens on the golf course and is currently doing very well. I will advise when they will be available to be utilized.