

# FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on October 26, 2024

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, Mike Hope, Pat O'Kelley, Rick Ritschel, Brian Snyder, Lew Story; absent: Mike Vincent. Quorum requirement is met.
3. **Community Reports.**
  - a. **SDCRWA** by Flint Ridge POA representative Brian Snyder. The board did not meet this month and will not have meetings every month. The new water tower will be located just north of the Construction Gate on a 2-acre site recently purchased by the Cherokee Nation for the water tower location.
  - b. **Fire Department** by Mike Hope. 8 calls: 5 medical, 1 powerline, 1 MVA, 1 CSE.

The weather is changing. Winter is coming. Check your smoke detector. If you use fireplaces have them checked and cleaned. Burn the right kind of firewood.

The Halloween celebration will be on October 26th from 5:30 to 7:30 p.m. with candy and education. The Christmas party will be December 7<sup>th</sup> from 5:30 to 8:00 p.m. We will have games with prizes, presents along with Santa. We will have the barrel train and also are putting together a hay ride. Hot chocolate and coffee will be served.
  - c. **Security** by Officer Dean Clark. 36 calls: 5 suspicious car/persons; 1 tailgating; 10 traffic stops; 2 trespassing; 3 dog calls; 1 welfare check/county escort; 5 medical/fire call; 1 disturbance; 8 resident concerns.
  - d. **Beautification Team** by Julie Story, read by Lew Story. Annuals have been removed at the front gate and club house, as they were fading. The Security gate still looks attractive so annuals will be removed at a later date. Many thanks to the Watering Team, who have done a great job. More volunteers would be most welcome; leave a message for Julie Story at 918-597-1212 and she will contact you.
4. **Committee Reports**
  - a. **ACC** by member Lew Story. 12 permits were issued. It was a routine month
  - b. **Violations Hearing Committee** by Mike Hope. 2 speeding violations were considered. Mike reminded members that the posted speed limit inside Flint Ridge is 25 mph on the main roads and 15 mph on all side roads. All our radar equipment is calibrated per the manufacturer's recommendations. Please follow the posted speed limit and be safe in our community. There is no passing in Flint Ridge.
5. **Minutes.** Mike Hope moved that the minutes for September 28, 2024 be approved as distributed; duly seconded and carried.
6. **Treasurer's Report** by Treasurer Mike Hope.

September. We began the month with cash in bank of \$346,064. During the month we had cash receipts of \$144,576 from all departments. Total income for the month was \$5,388 under the budgeted amount. Net Balance Sheet adjustments were \$12,196. During the month our operating expenses were \$179,836. This amount was \$31,400 over budget. We ended the month with cash in bank of \$323,001 which was a decrease of \$23,063.

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

1. The major upgrade and the associated repairs to the Main gate on Highway 10 are complete. It was an exceptionally large job with many components involved. \*\*\*A special thank you to Mike Hope and his crew for the generous donation of the gates and all associated parts.\*\*\*

2. Grill 51 restaurant is open and doing well. They have set their new off-season hours and their flyers are located in numerous locations. Please give it a try whenever possible.

3. RV camping at Sycamore Park will be concluding at the end of the month, and maintenance will begin winterization of all areas of the resort.

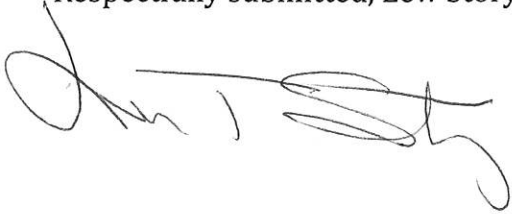
9. **Old Business.** None.

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

11. **New Business.** None

12. **Adjournment.** Mike Hope moved to adjourn the meeting, carried. 9:11 a.m.

Respectfully submitted, Lew Story, Secretary. Note: Written by Nate Meleen, Board Clerk

A handwritten signature in black ink, appearing to read "Lew Story". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.