

Chinaberry Ridge, HOA

Board of Directors Meeting

May 29, 2024 at 3:30PM

22 Monticello Drive

APPROVED MINUTES

- I. **Roll Call** – Ruthe Ritterbeck called the meeting to order at 3:44PM
 - A. **Board members in attendance:** Ruthe Ritterbeck, President; Wayne Hall, Vice President; John Farrenkopf, Secretary/Treasurer.
 - B. **AIM Real Estate Management, Inc. representatives:** Daniel Jackson, Portfolio Director/minutes.
- II. **Approval of January 11, 2024 Meeting Minutes** – Ruthe Ritterbeck made a motion to waive the reading of the January 11, 2024 Board meeting minutes and accept them into record as presented. John Farrenkopf seconded the motion, all were in favor, motion carried.
- III. **Financial Review**
 - A. **Balance Sheet** – The balance sheet as of April 30, 2024 was reviewed; two CD's in the amount of \$51,896.40 and \$51,802.33. The reserve of \$287,397.88 and operating cash of \$3,700.84 for a total bank of \$394,797.45 was reported.
 - B. **Delinquency** – The delinquency and compliance reports were discussed during executive session from 3:50PM - 4:01PM. 3 homeowners are over 4 digits in balance and it was recommended to reach out to the attorney.
 - C. **Compliance** – 55 corrected violations since last meeting, 29 remain outstanding.
- IV. **ARC Report** – 2 pending approval due to more information needed
- V. **Old Business**
 - A. **Maintenance Items** – The Board President would like a spare key to the dog stations. AIM provided a code for the dog station key to the Board President. She would also like AIM to review glow in the dark pet waste bags. AIM to research and provide update at the next meeting. The drain area at the community entrance needs to be cleared out. AIM discussed with Hernandez to blow out the area closer to the fenceline. The board requested AIM to cold patch the entrance potholes and provide an estimate for professional repair. The board would like the area by the entrance roped off as people have been parking there.
 - B. **Administrative Fee for Tenants** – The Board would like to explore charging a lease registration fee for homeowners that rent their properties to cover the administrative cost to get lease copies and maintain and update them on the Appfolio system. After a lengthy talk involving decals, leases, and additional costs, this discussion is tabled until further notice.
- VI. **New Business**
 - A. **21 Chinaberry Drive** – The board would like to propose to maintain the lot at 21 Chinaberry Drive and in return would like to place the yard dumpster in this location twice a year.
 - B. **PUD Follow Up** - The board would like AIM to follow up with the county on this. They would like to know if anything additional is needed in order to have police patrol through the neighborhood. AIM is in discussions with the town on the application process.

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- C. Playground Mulch** - The board would like to compare pricing between Taylors and Hernandez Landscaping to mulch the playground area. AIM provided pricing options and the board would like to move forward with brown mulch. AIM to provide pricing estimate from Hernandez. The board wants AIM to pressure wash the playground equipment before mulch is placed down.
- D. Camera Installation** - A discussion was held regarding adding a camera to the front entrance. After discussion, it was decided not to move forward with a camera system.

VII. **Adjournment:** There being no further business, the meeting was adjourned at 5:14PM.