

# Chinaberry Ridge, HOA

Board of Directors Meeting  
October 15, 2024 at 3:30PM  
*22 Monticello Drive*

## APPROVED MINUTES

- I. **Roll Call** – Ruthe Ritterbeck called the meeting to order at 3:31PM
  - 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 May 29th, 2024 Meeting Minutes** – Wayne Hall made a motion to waive the reading of the May 29th, 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 September 30, 2024 was reviewed; two CD's in the amount of \$53,842.43 and \$53,318.32. The reserve of \$281,395.52 and operating cash of \$4,662.79 for a total bank of \$392,859.06 was reported.
  - B. **Delinquency** – The delinquency and compliance reports were discussed during executive session from 3:50PM - 4:01PM. 4 homeowners are over 4 digits in balance and it was recommended to reach out to the attorney.
  - C. **Compliance** – 46 corrected violations since last meeting, 0 remain outstanding.
- IV. **ARC Report** – 2 pending approval due to more information needed
- V. **Old Business**
  - A. **Maintenance Items** – New dog bags. Ruthe to look at option similar to HHP.
  - B. **21 Chinaberry Drive** – The proposal to maintain the lot (landscaping) in exchange for yard waste dumpster working well.
  - C. **PUD Follow Up** - BCSO will patrol on requests. The Sgt. will also be willing to come speak at the annual meeting.
  - D. **Playground Mulch** - The board decided to move forward with brown mulch at the playground and the entryway. Will send estimate for approval through the portal.
- VI. **New Business**
  - A. **Culvert** - AIM to follow up with the Town of HH
  - B. **Halloween hours** - 5:00pm - 9:00pm. AIM requested to make two signs and add them to the entrance
  - C. **BC Patrol compliance** - As long as the non-emergency line is called and extra patrols are requested, they are happy to come out.
  - D. **Outstanding judgements filed for past due** - Discussed during executive session
  - E. **Annual Meeting** - December 7th at 9:00am at Grace Community Church. AIM to confirm the meeting.
- VII. **Adjournment:** There being no further business, the meeting was adjourned at 5:13PM.