

# Chinaberry Ridge, HOA

Board of Directors Meeting  
February 20, 2025 at 3:30PM  
*22 Monticello Drive*  
**APPROVED MINUTES**

- I. **Roll Call** – Ruthe Ritterbeck called the meeting to order at 4:08PM
  - 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; Scott Connal, Association Manager/Minutes
- II. **Approval of October 15, 2024 Meeting Minutes** – John Farrenkopf made a motion to waive the reading of the October 15th, 2024 Board meeting minutes and accept them into record as presented. Wayne Hall seconded the motion, all were in favor, motion carried.
- III. **Financial Review**
  - A. **Balance Sheet** – The balance sheet as of January 31, 2025 was reviewed; The reserve of \$342,687.02 and operating cash of \$69,610.91 for a total bank of \$412,297.93 was reported. A few specific line items were reviewed.
  - B. **Delinquency** – The delinquency and compliance reports were discussed during executive session from 4:14PM - 4:33PM. 4 homeowners are over 4 digits in balance and it was recommended to reach out to the attorney.
  - C. **Compliance** – 7 corrected violations since last meeting, 0 remain outstanding.
- IV. **ARC Report** – 1 pending approval due to more information needed
- V. **Old Business**
  - A. **Culvert**
    - i. **Town input** - The fiscal year starts in July of 2025 (budget) and the review and design will start in 2026/2027.
    - ii. **Bridge Markings (why sewer and excavation(not a full set of markers)).** Not the towns markings.
    - iii. **Lawyer (repayment of infrastructure inspection)** The board is willing to use attorney if culvert project investigation not covered by the town of Hilton Head.
  - B. **Front entry - money for patch and repair.** The front entry needs to be looked at for a ditch. Scott and Daniel to investigate. MAJ scheduled for asphalt repair on Tuesday-Wednesday (Feb. 25th/26th)
  - C. **PUD - New statute signage (in place or ordered).** AIM to order updated signage and Wayne to provide map of stop signs.
  - D. **Rentals - Obtain contact info?** The town can be called for a list of homes currently being rented.
- VI. **New Business**
  - A. **Speed bumps** - Estimate Scott is still waiting for an estimate on the speed bump project.

# **Chinaberry Ridge, HOA**

Board of Directors Meeting

January 11, 2024 at 3:30PM

*22 Monticello Drive*

## **APPROVED MINUTES**

- B. Ditch erosion** - Ruthe commented on what a great job the landscapers have done. Scott recommended that the tree roots be covered with top soil as opposed to mulch.
- C. Beautification committee** - One of the homeowners (Liz) will be heading up the landscaping committee.

VII. **Adjournment:** There being no further business, the meeting was adjourned at 5:19PM.