

Thunder Ridge Estates Annual Meeting

9/12/2022
6:30 P.M.
Thunder Hills Country Club

Thunder Ridge Estates Homeowners Association
Annual Meeting
September 12. 2022
6:30 P.M. THUNDER HILLS COUNTRY CLUB
16682 THUNDER HILLS DR.
PEOSTA, IA 52068

1. Call meeting to order
2. Introduction of Board of Directors – JC
3. Thunder Ridge Estates Board Review of Duties– JC
4. Financials – GH
5. Handling of Complaints
6. Process of Covenant Changes and rationale – JC
7. Role of Architect Review Committee – JW
8. Condo Committee – BM
9. Road Project 2023
10. Utility Rates
11. Annexation Questions
12. Communication - JC
13. Election of One Board of Director - JC
14. Miscellaneous

Board Members & Terms

Board Member

Bill Maher

Glen Hardin

Jayme Kluesner

Jeff Corkery

Jeff Webber

Term Expires

2022

2023

2024

2025

2026

Role of Board of Directors

- Our responsibility is to see the Covenants are followed and maintain financial stability for the Association
- We are not the Thunder Ridge Police
- All issues brought to our attention have been addressed with current homeowners and they have addressed those concern
- Every concern we have brought to any homeowner or contractor has been addressed.
- Covenants can have different effects on different lots
 - Dog Runs
 - Separate Garage
 - Construction of Homes
- Covenants are for the protection of all homeowners in Thunder Ridge Estates
- Exceptions that have occurred were done by the previous board

Thunder Ridge Estates Homeowners Legal Authority

- Articles of Incorporation - 6/22/97
 - BYLAWS of Thunder Ridge Estates Homeowners - 6/26/97
- Articles Of Amendment - 8/18/97
- Articles of Amendment - (Voting Rights) - 6/3/98
- Condominium Covenants - 8/4/99
- Original Restrictive Covenants - 6/11/98
 - First Amendment (Square Footage) - 4/27/99
 - Second Amendment (Common Area) - 7/19/99
 - Third Amendment (Square Footage) - 6/30/2000
 - Fourth Amendment (Subdividing Contiguous Lots) - 8/21/06
 - Affidavit with signatures
- ~~Block 5 Amendment~~ - 5/22/14
- ~~Block 5 Amendment~~ - 6/19/14
- Thunder Ridge Homeowners Assume Role of Board of Directors following A.J. Speigel's resignation - 5/24/16
- Amendment to Continue Original Covenants - 3/20/18

We enforce the covenants but before our board assumed responsibility it was apparent there had been exceptions made to the existing covenants. We have also had to deal with contractors and homeowners not following their approved plans.

1. Roof Pitch/Dormers
2. Brick amount on front of homes
3. Roof attached Solar Panels
4. Set back from road
5. Vertical Siding/R & B siding
6. Even 3 stall garages.

Board of Directors/Condo Committee

Each home owner pays HOA quarterly dues. Likewise each Condo Unit Owner pays the same HOA dues. In addition each Condo Unit Owner pays quarterly dues to the Condo Owners Association and have additional Covenants that pertain to the Condo Units.

A Home Owner owns their land and building. Whereas a Condo Owner owns the inside of the premise and buildings and grounds belong to the Condo Associations.

When a developer is planning to construct a new Condo Building he still has to submit his plans and be approved by the HOA Building Committee to assure that it is constructed with the same materials and design that the HOA Covenants and Declarations allow. (Jayme Kluesner & Jeff Webber) are the two on Building Committee.

When it comes to snow removal the HOA is billed for the roads and the Condo Association is billed separately for their sidewalks and driveways.

The Condo Committee is a committee authorized by the ByLaws & Condominium Declaration of Thunder Ridge Estates. Whether you live in a home or Condo Unit both are governed by the same Covenants and Declarations. While the Condo Committee is within the governance of the Board of Directors they oversee all Condo operations and operate independently on condo matters. **Under legal guidance of both Condo and Board representatives a resolution was passed by the Board of Directors which specifically states all money collected for Condo repairs and condo issues are designated only for those purposes. The Condo Declarations also state the money assessed by the Condo Committee is to be used solely for the repair and maintenance of the Condo Unit Owners.**

I hope this helps you understand how the HOA & COA works together into the Association.

FINANCIALS

GLEN HARDIN, TREASURER

Handling of Complaints

We have handled all complaints by individuals the same way. We communicate among ourselves, go over the covenants, contact legal counsel, communicate again, make a decision, and then respond.

- a.Dogs
- b.Traffic -Speeding
- c.Underage drivers of motorized vehicles
- d.Construction Cleanup
- e.Yard Signs: The Board discussed the placing of signs. According to The covenants it clearly states in ARTICLE VIII, Section 25: SIGNS “No sign, billboard, or advertising device, including those used in the sale of any Lot or Dwelling Unity within the Properties, shall be placed on any Lot or Dwelling Unit prior to approval of the same by the Association.” Realtor signs of less than 55 inches tall and 40 inches wide will not need prior approval by the board to post. Dog training signs garage sale signs of similar size do not need prior approval by the board. Signs larger than 55 inches tall and 40 inches wide are not approved to be placed on any Lot or Dwelling Unit. Also political signs continue to not be approved for placement on any Lot or Dwelling. The Board voted unanimously to approve the above.

How Do You Change the Covenants

- Very Simply you need a 75% approval vote of all individual lot & condo owners.
- There are 151 votes lots so it takes currently 113 yes votes to change the covenants however we have been informed if two signatures on the mortgage both people need to sign along with having the signatures notarized,
- A non vote counts as a no vote

Anyone has the right to change the covenants with a 75% vote and does not need approval from the Board. However, we believe the Board's support is critical as the Board is the governing body that is invested to see the covenants are followed. We don't believe it is in the majority of Homeowners best interest to change one or two items based on an individual need. The following was presented to the attendees to solicit feedback. This feedback was overwhelming supportive of the guidelines below:

Guidelines & Process to Change Covenants

- The Board initiates a change to the covenants.
 - Legal cost borne by the Association.
- *Whereby*, a member of the association requests a change to the existing Restrictive Covenants to be initiated by the acting Board of Directors
 - *Resolved*, the Board of Directors shall: Inform the requester their request can be handled individually by submitting to the board of directors no fewer than 25% of existing lot owners stating said lot owners are in favor of amending the covenants using association monies, where by the board will clearly communicate the number of signatures required based on the current list of billed lot owners, and whereby the requester will also log the lot for which each signature represents.
 - Legal cost borne by the Association.
- A member of the association can own their own initiative collect the required 75% approval rate.
 - Legal cost borne by the Homeowner.

Role of Architect Review Committee

– Jeff Webber

Condo Committee – Bill Maher

**COMMUNICATION
JEFF CORKERY
Website**

<https://www.thunderridgeestates.com>

Previous Road Work

- 2013 - Fix and patch - \$7,760
- 2017 - Fix and patch - \$21,433

Full road work with asphalt on all roads which includes bring cut de sacs up to level of the roads

- 2017 Bid - \$216,365
- 2022 Bid - \$389,428

Water & Sewage Rates

1. We have met with the city to discuss Water & Sewage Rates and the possible questions.
2. Is it possible to have lower water and sewer rates operating as we currently are?
 1. The city's response was it could be possible to see rates reduced however the city also commented the 150% rate was much lower than current rates in the state. We see no incentive from the city to lower rates based on our current status.
3. Where are we in regards to a 28E agreement for our water agreement and are we operating illegal because we do not have one?
 1. She did not have an answer for this and was going to contact the city attorney. In her response to me on December 16th did not have an answer to this. I talked to the city manager today and still have not heard back from the city attorney.
4. This then lead to conversations involving Annexation and its benefits.

Benefits of Annexation

- **City Police Protection:** Once a property is annexed, the City of Peosta Police Department will begin routine patrols. The closest officers will always respond to emergencies regardless of the agency or annexation.
- **City Utilities:** Properties in the city are provided with water and septic services at a locally-competitive monthly expense. These rates include all system maintenance and upgrades as required to assure safe and reliable service to our residents and businesses.
- **Fire Protection:** City water services provide fire hydrants with substantially higher water flows than many residential systems. This increased capacity helps the fire department more effectively manage fire emergencies and oftentimes results in significantly reduced homeowner's insurance rates. Additionally, whereas Thunder Hills' primary fire and medical emergency response currently comes from Epworth, that will change to the Centralia-Peosta Fire Department upon annexation.
- **City Street Maintenance and Snow Removal:** Once a street falls within the Peosta city limits the city will provide ongoing maintenance and snow removal. The Public Works Department prides itself with having all streets, including residential streets, clear and open to travel before the morning rush hour.
- **Enhanced Local Representation:** In the City of Peosta, 5 council members and a mayor represent approximately 2,000 city residents. This means that there are just over 300 **residents for each representative.** Dubuque County is led by 3 elected supervisors with 32,285 residents per representative.
- **Zoning District to Accommodate Existing Uses:** Whenever possible and where consistent with the Comprehensive Plan, the City will establish a zoning district to protect existing uses on developed properties.
- **Membership Benefits:** City residents receive a discounted membership rate for the Peosta Community Centre. The Peosta Community Centre offers a wide variety of health, wellness, meeting and gathering amenities in addition to recreation programming.

Other Annexation Questions

- Roads
- Golf Carts
- Sidewalks - Prohibited by our Covenants
- Street lights
- Tax Abatements - Average Homeowner would pay \$237 more based on average assessed value of \$354,661. Minus savings on utilities or tax deduction.
- Keeping current Covenants
- Snow Removal
- Where to from here

Election of Board Member

MISCELLANOUS

ADJOURNMENT