THUNDER RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS QUARTERLY MEETING

July 31, 2023

ZOOM MEETING

Meeting was called to order at 6:30 PM. All board members were present, Jeff Corkery, Jeff Webber, Glen Hardin, Bill Maher, Jayme Kluesner.

1. APPROVAL OF AGENDA – Motion by Jeff Webber, 2nd by Jayme Kluesner. Agenda was approved by all five board members, 5-0 Vote.
2. APPROVE MINUTES LAST MEETING
    a. May 15, 2023 meeting minutes, motion made by Glen Hardin, 2nd by Bill Maher. Minutes approved by all five board members, 5-0 Vote.
3. FINANCIALS – Glen Hardin discussed the financial position of the Association. Glen noted that the Association has approximately $384,000 in cash and CD's. Glen noted that snow removal costs were higher than previous years and that he paid the annual liability insurance. Glen mentioned that two more lots will be sold by Royal Oaks Development on August 15, leaving only one lot left to sell. Glen noted that he discussed obtaining a potential loan with Premier Bank for $25,000 if it would be needed in the future. Motion made by Jayme Kluesner, 2nd by Jeff Corkery, financials approved by all five board members, 5-0 Vote.
4. SET ANNUAL MEETING DATE – Set for September 13, 2023 at 6:30 at Thunder Hills Country Club. Motion made by Jayme Kluesner, 2nd by Jeff Webber, approved by all five board members, 5-0 Vote.
5. SET ANNUAL MEETING AGENDA
    a. Meeting with Residents on Annexation possibilities – Annexation process will be discussed and Attorney Ted Huinker and Peosta City Manager Annette Ernst will be invited to attend.
    b. 28E Water Agreement – Give status to residents on the agreement.
    c. Road Improvements – Signed contract for River City Paving to pave Thunder Ridge roads in early Spring 2024 for cost of $416,526.56.
    d. Board Elections – Glen Hardin to rerun for four-year term.
6. APPRVE CATCH BASIN ON NAVARRE COURT – McDermott Excavating provided proposal in the amount of $18,790.00. Jeff Corkery to follow up with City of Peosta for assistance on this cost. Motion made by Jeff Webber, 2nd by Bill Maher, approved by all five board members, 5-0 Vote.
7. COMMUNICATION – Jeff Corkery reported that there currently is nothing new to report.
8. ROYAL OAKS LOT BESIDETHUNDER RIDGE ESTATES ENTRANCE SIGN – Board approved sending payment to Mike McKenna for materials of $25.
9. ARCHITECTURAL COMMITTEE REPORT
    a. House Plans for Lot 10, Block 1 Thunder Ridge Estates - Motion made by Jeff Webber, 2nd by Jeff Corkery, approved by all five board members, 5-0 Vote.
10. COMPLAINTS – None to report.
11. 0ther Items

a. Approve Snow Removal Contract 2023/2024 – Vote to approve Nick Simon for snow removal contract. Motion made by Jayme Kluesner, 2nd by Jeff Webber, approved by all five board members, 5-0 Vote.
b. Adjournment – Motion by Jeff Webber, 2nd Jayme Kluesner, 5-0 Vote. Meeting adjourned at 7:06 PM.