THUNDER RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS QUARTERLY MEETING

MAY 15, 2023

ZOOM MEETING

Meeting was called to order at 6:32 PM. Board members Jeff Corkery, Jeff Webber, Bill Maher, Glen Hardin and Jayme Kluesner were present.

1. APPROVAL OF AGENDA – Motion by Jayme Kluesner, 2nd by Jeff Webber. Agenda was approved, 5-0 Vote.
2. APPROVAL OF PRIOR MEETINGS MINUTES –- Motion by Glen Hardin, 2nd by Bill Maher. Minutes for Annual Meeting on September 12, 2022 and Meeting on October 10, 2022 were approved, 5-0 Vote.
3. FINANCIAL REPORTS – Glen Hardin discussed the financial standing of the Homeowners Association. Glen discussed the current CD's that are invested and mentioned that he is thinking about investing some more cash from the checking account in another CD. Glen also mentioned that he just received the snow removal invoice and it was quite a bit higher than last year. Motion by Jayme Kluesner, 2nd by Bill Maher. Financials were approved, 5-0 Vote.
4. MEETING WITH RESIDENTS ON ANEXXATION POSSIBILITIES
    a. 28E AGREEMENT – Discussion was had regarding the 28E agreement obtained from the City of Peosta. After discussion, all five board members felt it was best to sign the agreement at the 150% rate and then have the City of Peosta come into the annual meeting next year to discuss the agreement and potential annexation. Jeff Corkery will contact the Peosta City Manager to proceed on signing the 28E agreement.
5. COMMUNICATION – Website is outdated and needs updates. Jeff to look into.
6. ROYAL OAKS LOT BESIDE THUNDER RIDGE ESTATES ENTRANCE SIGN
    a. Will call Royal Oaks to see about seeding tore up area.
    b. Will advise McKenna that Board approves putting up stakes and rope to keep vehicles off area.
    c. BOD agreed to pay Todd Stecklein $100 for maintenance on the lot by Thunder Ridge sign.
7. KYLE KUMPF LOT
    a. Issue with drainage from the cul de sac to back road easement that City of Peosta uses to access lift station.
    b. BOD to look at to see if/what is needed to help drainage.
8. ARCHITECTURAL COMMITTEE REPORT
    a. New Condo Water Issue – Burm was built as designed.
    b. Work at Janet Pitz Condo
        i. Back yard is extremely wet, needs drainage.
        ii. Replacing front of driveway due to drainage.
        iii. These issues should be still under warranty by Jaeger.

9. ROAD WORK FOLLOW-UP – BOD to request estimates from River City Paving and Kluesner Construction to asphalt roads in Thunder Ridge.
10. COMPLAINTS – None to report
11. OTHER ITEMS – None to Report
12. ADJOURNMENT – Motion by Glen Hardin, 2nd Bill Maher 5-0 Vote. Meeting adjourned at 7:23PM.