THUNDER RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS QUARTERLY MEETING
May 16, 2022, 6:30 PM ZOOM MEETING

1. Approve Agenda - Motion by Jayme Kluesner, 2nd by Bill Maher. Agenda was approved, 4-0 Vote. Glen Hardin not in attendance.
2. Approve minutes Last Meeting - Minutes for December 21, 2021 - Motion by Jeff Webber, 2nd by Bill Maher. Minutes were approved, 4-0 Vote.
3. Financial reports – No financial reports since Glen Hardin was not in attendance.
4. Update for June 20, 2022 meeting with Peosta City Officials.
    a. Future – Currently as we sit, the City of Peosta cannot annex Thunder Ridge since there are no contiguous parcels. City of Peosta would have to purchase a contiguous property for annexation to be possible. Vote to annex would still need to be 80% of Thunder Ridge households.
    b. Water/Sewer Rates – Current rates are at 1.5 times a Peosta resident. Per conversation Jeff Corkery had with the Peosta City Manager, these rates are standard in the industry.
    c. 28E Water Agreement – Still no agreement in place, working on getting this completed and will be discussed at June 20 meeting with the City of Peosta.
5. Communication – Wix agreement is for the Thunder Ridge website and Brian Gunsolly has renewed and paid the fee. Thunder Ridge needs to reimburse Brian.
6. Architectural Committee Report – Jamie Smith addition has been approved.
7. Cart path to THCC – Thunder Ridge Homeowners board of directors has agreed to pay $5,000 for the cart path from hole 13 through the golf course past 16. THCC has received quotes on this path and is asking Thunder Ridge Homeowners Association for an additional $3,000. Jeff Webber will ask THCC for more information on THCC members living in Thunder Ridge to assist on this decision.
8. Roads – Discussion was had on the condition of our current streets. Seems that cracks are getting larger and bumps on main drive are issues. Jeff Corkery will reach out for a quote for this work.
9. Complaints
    a. Questions on billing by property owner – Lots sold pay an annual $480 home owners association dues. Home owner requested to not be charged since they do not use main roads. Board agrees that all lots in Thunder Ridge should be charged annual dues.
    b. Snow Removal – Bill Maher to check on what areas are being charged to and paid by Thunder Ridge Homeowners Association, Thunder Ridge Condo Association and any other charges.
10. Other Items
    a. Nothing to report

Meeting Adjourned at 7:02 pm, Motion by Jayme Kluesner, 2nd by Jeff Corkery.