THUNDER RIDGE HOMEOWNERS ASSOCIATION
MINUTES QUARTERLY MEETING
June 20, 2022
Peosta Community Rec. Center

1. Approve Agenda – Approved 5-0. All members present along with City of Peosta City Manager, Annette Ernst.
2. Approve minutes Last Meeting – Jeff Webber Motion to approve, 2nd by Bill Maher. Approved 5-0
3. Financial reports – Motion to approve Jayme Kluesner, 2nd by Jeff Webber. Approved 5-0.
4. Meeting with Peosta City Officials
    a. Future – Discussed Voluntary annexation. If desired is a possibility but contingent on city properties being adjoining to Thunder Ridge Estates. There is no such thing in Iowa as Involuntary Annexation. Vote would need approval of 80%. One vote per household.
        i. Pros.
            1. Reduced Water and Sewer rates
            2. Police Protection
            3. Snow Plowing
            4. Voter representation for city of Peosta
            5. Cost predicated on property values
            6. Covenants may remain if desired
        ii. Cons
            1. Cost predicated on property values
            2. All city ordinances would apply to Thunder Ridge Estates
            3. Getting 80% approval
        iii. Unknows
            1. Neighborhood vehicles ordinance to allow for golf carts in our subdivisions
    b. 28E water agreement – The city manager is working on presenting our 28E agreement to city attorney. Thunder Ridge Estates presented a a28$ agreement to the city over 3 years ago. We expect this to be addressed by September Annual Meeting.
5. Communication

6. Architectural Committee Report
7. Cart path to THCC. Thunder Ridge Golf Course has requested an additional $5,000 from Thunder Ridge Estates in addition to the $5,000 we have approved. Motion by Jeff Webber to leave our donation at $5,000, 2nd by Bill Maher. Approved 5-0.
8. Road Bids – Jayme will research the needs and costs with experts in the field. As of now we do not have enough funds to the entire project. Costs have risen almost 80% since 2017.
    a. River City $389,428.26 – All Streets at 2.5 inches depth of asphalt
    b. Kluesner #1: $ 36,053.00 – Patch and repair existing streets
    c. Kluesner #2 $ 83.070.00 – Bring all col de says up to 2/5 inches.
    d. Kluesner #3 $363,647.90 - All Streets at 2 inches depth of asphalt
9. Inquiry into selling: LOT 2-1-1 NE SE - SEC 03 T88N R1E; At this time there was no interest in selling the above lot. Value is $7500. Purchaser wanted to build a shed there but not allowed by our covenants.
10. Complaints
11. Other Items – Set Annual meeting for September 12, 2022 at Thunder Hills Country Club.
12. Motion to adjourn by Jeff Webber, 2nd by Glen Hardin. Approved 5-0.