THUNDER RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS QUARTERLY MEETING

SEPTEMBER 12, 2022

THUNDER HILLS COUNTRY CLUB

Meeting was called to order at 7:40 PM. Board members Jeff Corkery, Jeff Webber, Bill Maher, and Jayme Kluesner were present. Glen Hardin was excused.

1. APPROVAL OF AGENDA – Motion by Jeff Webber, 2nd by Jeff Corkery. Agenda was approved by four board members present, 4-0 Vote.
2. HOMEOWNERS DUES – Resident of Thunder Ridge Homeowners Association inquired on paying a reduced rate for quarterly dues for vacant lot. Board agreed 4-0 that all lots in Thunder Ridge Association should pay full rates based on the covenants. Board does not have authority to change this. Letter will be sent to resident on decision.
3. PROPERTY COMPLAINT – Resident of Thunder Ridge has made a complaint about general maintenance and up keep of landscaping and weeds around neighbor's house. After review of residence, Board of directors agreed 4-0 to send a letter to homeowner in question to review and maintain residence better.
4. SPEED SIGN – Condo owner has requested that speed limit sign outside of Condo window be moved back to lot line. Board of Directors agree 4-0 to have speed limit sign moved.
5. NEW CONSTRUCTION/LANDSCAPING – Discussion was had regarding a fire pit and landscaping on vacant lot in Thunder Ridge. Board members agreed that this was considered landscaping and within the covenants.
6. 28E AGREEMENT – Discussion was had to have Thunder Ridge attorney review 28E agreement obtained from the City of Peosta this morning. After review and comments, Board members will meet with City of Peosta on how to proceed.
7. ANNEXATION MAILING – Board reviewed the conversation of annexation that was discussed at annual meeting. Board agreed to look at sending a letter to residents to see if there was any interest of residents to learn more about annexation with the City of Peosta.
8. ADJOURNMENT – Motion by Jeff Webber, 2nd Jeff Corkery, 4-0 Vote. Meeting adjourned at 8:00 PM.