THUNDER RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS QUARTERLY MEETING

OCTOBER 10, 2022

ZOOM MEETING

Meeting was called to order at 6:33 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 Bill Maher. Agenda was approved, 5-0 Vote.
2. APPROVAL OF LAST MEETINGS MINUTES - Motion by Glen Hardin, 2nd by Jeff Webber. Minutes from September 12, 2022 were approved, 5-0 Vote.
3. FINANCIAL REPORTS – Glen Hardin discussed the financial standing of the Homeowners Association. Glen recently invested $256,000 into CD's at Edward Jones for 1 year at 4%. Glen also mentioned that the payment of $5,000 was paid to Thunder Hills Country Club for a portion of the cart path leading over to the clubhouse. Motion by Jayme Kluesner, 2nd by Jeff Webber. 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. Agreement was reviewed by Association Attorney and agreement shows that currently Thunder Ridge residents pay 150% of what City of Peosta residents pay for water usage. Based on conversation with Annette Ernst from the City of Peosta, Peosta would be willing to sign the agreement showing the 150%, or reducing the rate to 125% if language was added that Thunder Ridge Homeowners would allow annexation when/if the City of Peosta were to become contiguous to Thunder Ridge. 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.
5. COMMUNICATION – Nothing to Report
6. ARCHITECTURAL COMMITTEE REPORT
    a. JAEGER CONSTRUCTION – Looking to close on October 15 on lot for condo. Have not seen any construction plans yet.
7. HALLOWEEN NIGHT – Set for October 31, 2022 – Jeff Corkery to send out message to residents.
8. ROAD WORK FOLLOW-UP - Review in March, possibly have River City or Kluesner come in and assess all roads and decide what needs to be done next year.
9. COMPLAINTS – None to report
10. OTHER ITEMS – None to Report
11. ADJOURNMENT – Motion by Jayme Kluesner, 2nd Jeff Webber, 5-0 Vote. Meeting adjourned at 7:07 PM.