THUNDER RIDGE ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS QUARTERLY MEETING
DECEMBER 10, 2020
ZOOM MEETING

1. Meeting was called to order at 6:30 PM. All board members were present, Jeff Corkery, Jeff Webber, Glen Hardin, Bill Maher, Jayme Kluesner.
2. APPROVAL OF AGENDA – Motion by Jeff Webber, 2nd by Glen Hardin. Agenda was approved by all five board members, 5-0 Vote.
3. APPROVE MINUTES LAST MEETING
    a. August 3, 2020 quarterly meeting minutes, motion made by Jayme Kluesner, 2nd by Jeff Webber, minutes approved by all five board members, 5-0 Vote.
    b. September 8, 2020 annual meeting minutes, motion made by Bill Maher, 2nd by Glen Hardin, minutes approved by all five board members, 5-0 Vote.
4. FINANCIALS – Glen Hardin discussed the financial statements and stated that there are a few CD's up for renewal and Glen is looking for the best interest rate to renew in the low-rate environment. Glen also reported that there currently are 140 units paying quarterly dues. Motion made by Jayme Kluesner, 2nd by Jeff Webber, financials approved by all five board members, 5-0 Vote.
5. COMMUNICATION – Jeff Corkery reported that there currently is nothing new to report. Would like to setup a future meeting with the City of Peosta.
6. COMPLAINTS
    a. SECTION 25 of Covenants Sign Complaint – Letter sent to property owner. Sign has been removed.
    b. SECTION 7. COMPLETION OF CONS TRUCTION Discussed equipment still on lot after completion of construction equipment. Jeff Corkery instructed to have letter sent by attorney to homeowner, to look into sending a letter to Jaeger from Attorney. Discussed threaten impounding any equipment not moved timely.
    c. Solar Speed Limit Sign – Discussed having them installed. No action at this time.
    d. SECTION 9. UPKEEP OF LOTS Jeff Corkery to send letter to homeowner that entire lot needs to be maintained all year.
    e. SECTION 7. COMPLETION OF CONS TRUCTION. Letter sent to homeowner that lawn need to be seeded in the front and sides. Homeowner has completed work
    f. SECTION 7. COMPLETION OF CONS TRUCTION. Letter sent to homeowner that lawn need to be seeded in the front and sides. Homeowner has completed work. Jeff Corkery to send letter around March 31, 2021 to request lawn to be seeded by April 30, 2021 if not already done.
    g. Complaint on – rock and torn up ground in condo area. The following is being researched
        i. Rock on the ground around turns should be blacktop.
        ii. Board member to contact Murphy Construction about blacktop on areas they worked on.
        iii. Get estimate in the spring to blacktop/concrete around mailbox units.
7. ARCHITECTURAL COMMITTEE REPORT
    a. Cart Path between Thunder Ridge and Thunder Hills – Board reviewed proposals by Kluesner Construction for blacktop path from current path by thirteen teebox to continue by restrooms by fifteen green and then by sixteen teebox to continue up to clubhouse. Thunder Hills Country

Club is asking for financial support on this project. Discussion was had about residents in Thunder Ridge that are not members at Thunder Hills Country Club and if they would agree to this money being spent by association. Potential options would be to have all homeowners vote, say no to Thunder Hills or offer an amount the Thunder Ridge Board is comfortable with. After some discussion, Jeff Corkery motioned and Jeff Webber 2nd to offer Thunder Hills Country Club $5,000 of support for this project and if Thunder Hills Country Club wants more, we will look at taking it to vote to all homeowners. Vote was 4-1, with Glen Hardin as the No Vote.

b. Drain near Jeff Webber's Property – Jeff Webber to get estimate from Kluesner Construction in the Spring to fix Dome Drain.

8. 0ther Items
    a. Adjournment – Motion by Jeff Webber, 2nd Jayme Kluesner, 5-0 Vote. Meeting adjourned at 7:35 PM.
    b. Next Meeting set for April 12, 2021 at 6:30 PM.