MINUTES – SPECIAL MEETING 12/17/2018

- The meeting was called to order at 6:35 with all members present.
- The minutes were approved from the 11/13 meeting with the correction made by Jeff W. Board approved 5-0 the minutes.
- Jeff C gave and update of the meeting with attorney Ted Huinker. Jeff C reviewed the differences between Block 5 and the original covenants. Huinker clarified his earlier position on the matter, stating they are only void when they are **less** restrictive than the originals.
- Bill M gave a summary of the meeting with regard to the Condos. Thunder Ridge Homeonwer's Association is the owner of the exterior of the condos, not the Condo Association. The Condo Association is only delegated authority by the Homeowner's Association. Regarding the easement being requested, it was Huniker's recommendation the Homeowner's Association has signing authority to grant or deny the easement changes.
- The board reviewed possible changes to the covenants.
    - Subdivision –
    - Renewable –
    - Roof pitch –
    - Brick stone in Block 5 –
    - Garage stalls – condos and homes –
- Royal Oaks contacted the board regarding a recent lot sale. Jeff C updated her on the conversation with Huinker.
- Jeff C mentioned while discussing the easement, he would like to bring up the water 28E Agreement.
- Complaints
    - Jeager – there is still construction going on and he has one year to finish construction.
    - Greenwood – there is a sign that need to be moved
        - Jeff C will contact on both.
    - Speeding – 2 reports of speeding and reckless driving were reported to the board.
- Glen H contacted the electric company about the light that is on the corner of Thunder Ridge Dr and Thunder Hills Rd. A resident is on the board for Maquoketa Valley and will bring up changing the light.
- Meeting adjourned at 7:59 PM, approved 5-0.