THUNDER RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS QUARTERLY MEETING

APRIL 22, 2021

ZOOM MEETING

Meeting was called to order at 6:30 PM. All board members were present, Jeff Corkery, Jeff Webber, Glen Hardin, Bill Maher, Jayme Kluesner.

1. APPROVAL OF AGENDA – Motion by Jeff Webber, 2nd by Jayme Kluesner. Agenda was approved by all five board members, 5-0 Vote.
2. APPROVE MINUTES LAST MEETING
    a. December 10, 2020 annual meeting minutes, motion made by Bill Maher, 2nd by Glen Hardin, minutes approved by all five board members, 5-0 Vote.
3. FINANCIALS – Glen Hardin discussed the March 31, 2021 and December 31, 2020 financial statements. Glen noted that he invested $75,000 into a CD at Dupaco and will be looking to re-invest proceeds from another CD that comes due in May. Glen also reported that there currently are 141 units paying quarterly dues. Motion made by Jayme Kluesner, 2nd by Bill Maher, financials approved by all five board members, 5-0 Vote.
4. COMMUNICATION – Jeff Corkery reported that there currently is nothing new to report.
5. Approve Snow Removal Contract 2021/2022 – Vote to approve Nick Simon for snow removal contract. Motion made by Bill Maher, 2nd by Jeff Webber, approved by all five board members, 5-0 Vote.
6. Lots 31 & 32 – Fees – Discussion was had that property owner bought property as one lot from Royal Oaks, therefore only one lot fee will be charged quarterly.
7. Recycling getting uniform bins with lids – Jeff Corkery will discuss with the City of Peosta.
8. COMPLAINTS
    a. Condo Sign For Sale – Jeff Corkery sent letter to sign owner to remove sign from condo lots by April 30, 2021 according to Board Resoltuion.
    b. Equipment Removal – Jeff Corkery spoke with Attorney Ted Huinker and we are limited in what we can do to enforce the covenants. Currently, Jeff Corkery will have Ted Huinker send a letter to property owner to remove equipment or Thunder Ridge BOD will take legal action. In the future, we will have to decide if we want to amend the by-laws to vote on being able to fine a violator and place a lien on their property until fine is paid.
    c. Solar Speed Limit Sign – Nothing to report at this time.
    d. Upkeep of undeveloped lot Property owner responsibility– Entire lot needs to be maintained. Jeff Corkery to send letter to property owner around June 1st if lot not maintained.
    e. Discussed Finishing of Construction within year time frame by a property owner.
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    g. Discussed complaint by resident – of rock and torn up ground on corner. Condo committee would be responsible for.

i. Discussion was had about roads and if we should invest money now or wait, decision was to not take any action on the roads currently.

h. SDiscussed complaint of – construction equipment and destruction of green space.
    i. Jeff Corkery to check on
i. Discussed – issue on homeowners storing campers and trailers in driveways. Covenants do not allow this. Jeff Corkery to send letter to homeowner in question.

9. ARCHITECTURAL COMMITTEE REPORT
    a. Tristan Beauchamp home approved.
    b. Cart Path between Thunder Ridge and Thunder Hills –Thunder Hills does not have this on their capital budget until at least 2023, so no current action.
    c. Drain near Jeff Webber's Property – Jeff Webber to get estimate from Kluesner Construction in the Spring to fix Dome Drain.
10. 0ther Items
    a. Recent complaint about kids on scooters, golf carts and mini bikes. Jeff will send email blast as reminder.
    b. Adjournment – Motion by Bill Maher, 2nd Jayme Kluesner, 5-0 Vote. Meeting adjourned at 7:41 PM.
    c. Next Meeting set for July 29, 2021 at 6:30 PM.