THUNDER RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS QUARTERLY MEETING

April 16, 2024

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 Jayme Kluesner, 2nd by Bill Maher. Agenda was approved by all five board members, 5-0 Vote.
2. APPROVE MINUTES LAST MEETING - Motion by Jeff Webber, 2nd by Bill Maher. Minutes from December 13, 2023 were approved, 5-0 Vote.
3. FINANCIALS – Glen Hardin discussed the financial position of the Association. Glen noted that the Association has approximately $308,000 in cash and accounts receivable. Glen noted that a downpayment of $138,000 was sent to River City Paving for the road project, with an amount still due of $278,000 once the roads are complete. Glen noted that the snow removal for the 2023/2024 season was $7,600. Board approved of keeping Simon's snow removal for the 2024/2025 season at the same rates as last year. Motion by Jeff Webber, 2nd by Bill Maher. All five board members agreed 5-0 vote.
4. ROAD IMPROVEMENTS – Road project is schedule for the Spring of 2024.
5. CATCH BASIN ON NAVARRE COURT – Discussion was had on the drainage problem at Navarre Court. Jeff Corkery will be meeting on-site with Mike McKenna and City of Peosta to discuss access road on McKenna property as Option 1. Option 2 would be to go ahead with the McDermott Excavating proposal in the amount of $18,790.00.
6. DRIVEWAY DRAINAGE AT ACKERMAN HOUSE – Jeff Webber to look at with Ackerman's to see if acceptable drainage under the driveway.
7. WATER RUNOFF – Discussion was had regarding the water runoff by the new Condos. It was discussed to make sure the water inlets are kept clean from leaves. Bill Maher will also contact McDermott Excavating to get a cost proposal to make the water inlet larger.
8. COMMUNICATION
    a. Nextdoor Thunder Hills – Received an e-mail regarding the Nextdoor free app. Decided to not to use.
    b. Meeting with Thunder Hills and neighboring communities of abuse of cart path and golf course. Jeff Corkery agreed to sit in on meeting and discuss.
9. ARCHITECTURAL COMMITTEE REPORT
    a. No current plans to review– Two new houses this Summer.
10. COMPLAINTS
    a. Cars cutting corners at Cordillera and Thunder Hills Drive – Possibly put-up stakes or road construction may smooth out.
11. 0ther Items
    a. Adjournment – Motion by Glen Hardin, 2nd Jayme Kluesner, 5-0 Vote. Meeting adjourned at 7:09 PM.