THUNDER RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS QUARTERLY MEETING
July 22, 2021,6:30 PM ZOOM MEETING

1. Approve Agenda - Motion by Glen Hardin, 2nd by Bill Maher. Agenda was approved, 4-0 Vote. Jayme Kluesner not in attendance.
2. Approve minutes Last Meeting - Motion by Glen Hardin, 2nd by Bill Maher. Discussion on payment of Federal and State taxes and should they be pro-rated between the Homeowners Association and Condo Committee. Minutes were approved, 4-0 Vote.
3. Financial reports – Motion by Jeff W, 2nd by Bill Maher. Financial reports approved, 4-0 Vote.
4. Communication – Nothing to Report
5. Recycling getting uniform bins with lids – Jeff Will contact the City of Peosta before Annual Meeting.
6. Request by Condo Committee to help pay attorney bill of $3,795. Bill was for work done to clarify relationship between the Homeowners Association and Board of Directors with the Condo owners. Jeff Corkery moved to pay $795 towards the bill with the stipulation any request for attorney fees to be paid by the Homeowners Association be presented to the Board of Directors before Condo Committee or any resident shall contact legal representation.
7. Attachment of a road to driveway to pump house – The road to the pump house is deeded to the city and any connection to that road must be approved by first by the city. Board president will contact legal counsel about Homeowner's role in approving a road in back of the Condo's if that were to be considered.
8. Complaints
    a. Equipment Removal from Lot – Discussed construction equipment located on LOT 18 BLOCK 1 being in violation of Covenants. Owner was sent a letter from Directors and ultimately letter from legal counsel to remove. Discussion was on changing the By-Laws to give the Board more options to address habitual offenders of our Covenants. Board will put on agenda at Annual meeting of options.
    a. Solar speed limit sign – Not something we are considering at this time.
    b. Issues with contractors on finishing landscaping nearest roadways.
9. Architectural Committee Report
    a. Cart Path between Thunder Ridge and Thunder Hills – Thunder Hills does not have this on their plans for 2022.
    b. Drain on corner of Thunder Ridge draining issues. Jeff Webber will get information.
10. Other Items
    a. Annual Meeting – Date set for September 7, 2021 at Thunder Hills Country Club.