THUNDER RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS QUARTERLY MEETING
August 3, 2020
6:30 PM
ZOOM MEETING

1. Approve Agenda – Motion by Jeff Webber, 2nd by Bill Maher: 4 – 0 vote to approve
2. Approve minutes Last Meeting - Motion by Jeff Webber, 2nd by Bill Maher: 4 – 0 vote to approve
3. Appoint Jayme Kluesner to vacant board seat, Jayme will assume office of Secretary– Motion by Glen Harding, 2nd by Jeff Webber: 4 – 0 vote to approve
4. Financial reports – Glen reported we have 138 units out of 149 sold and paying dues. Royals Oaks owns the remaining lots.
5. Condo board will submit their financial records on a quarterly basis for information only as their finances are separate from the Association. Motion by Jeff Webber, 2nd by Bill Maher: 5 – 0 vote to approve
6. Communication – No new information. Jeff Corkery and Jayme Kluesner will work with Brian Gunsolley to assume Website duties.
7. Complaints –
    a. Political Sign in Condo Lawn – a reminder political signs are not allowed based on state in ARTICLE VIII, Section 25: SIGNS "No sign, billboard, or advertising device, including those used in the sale of any Lot or Dwelling Unity within the Properties, shall be placed on any Lot or Dwelling Unit prior to approval of the same by the Association." Motion by Bill Maher, 2nd by Jeff Webber: 5 – 0 vote to approve
    b. Advertising Signs. – Discussion on advertising signs. Board discussed and decided only signs less in size of 3 X 3 are acceptable (this would include typical size of realty signs. Any sign larger is not approved. Motion by Glen Hardin, 2nd by Jeff Webber: 5 – 0 vote to approve
    c. Board Resolution: According to the covenants it clearly states in ARTICLE VIII, Section 25: SIGNS "No sign, billboard, or advertising device, including those used in the sale of any Lot or Dwelling Unity within the Properties, shall be placed on any Lot or Dwelling Unit prior to approval of the same by the Association." Realtor signs of less than 55 inches tall and 40 inches wide will not need prior

approval by the board to post. Dog training signs, garage sale signs of similar size do not need prior approval by the board. Signs larger than 55 inches tall and 40 inches wide are not approved to be placed on any Lot or Dwelling Unit. Also political signs continue to not be approved for placement on any Lot or Dwelling. The Board voted unanimously to approve the above.

d. Solar speed limit sign – at this time we have had few complaints on speeding this year. Will continue to monitor the need of a solar speed limit sign.
e. Lots not maintained and Completion of Construction with the 1-year time frame. Letters have been sent out to lots owned and not developed. At the time of the meeting these lots had not been addressed. Letters had been sent out to homeowners who started construction and have not completed construction including landscaping. While the Board will continue to work with these owners the Board will begin exploring legal options to ensure the covenants are administered.

8. Water 28E Agreement –
    a. Sewage and Water Rates – The Board received a well written letter inquiring about water, garbage, and sewer rates. These services are supplied by the City of Peosta and are billed at 150% of the town rate. We have had contact with the city on this issue. This appears to be a standard procedure when a municipality supplies these services to outlying subdivisions. At this time, we do not foresee any changes.
9. Architectural Committee Report
10. Annual Meeting Notice – Date set for either September 8 or 15th. Letter to out next week.
11. Other Items
    a. Adjournment: Motion by Jeff Webber, 2nd by Jayme Kluesner. 5 – 0 vote to approve