THUNDER RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS QUARTERLY MEETING
May 8, 2025
ZOOM MEETING

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

1. Approve Agenda - Motion by Jeff Webber, 2nd by Bill Maher. Agenda was approved by all five board members, 5-0 Vote.
2. Approve minutes Last Meetings - 12/16/24 Meeting - Motion by Glen Hardin, 2nd by Bill Maher. Minutes approved by all five board members, 5-0 Vote.
3. Financial reports – Glen noted that cash balance was $65,496.00 as of May 8, 2025. Glen noted that he paid the snow removal bill for the prior snow season and it was $6,019.00, lower than the previous year. Glen also noted that the tax return has been completed and the Association had to pay more income taxes this year due to the higher interest income earned. Lastly, Glen commented that there are some unpaid quarterly dues from some residents that he will be contacting. Financial information approved by Motion by Jayme Kluesner, 2nd by Jeff Webber. Approved by all five board members, 5-0 Vote.
4. Approve Resolution on Condo Lawn Maintenance and Landscaping - Motion by Bill Maher, 2nd by Glen Hardin. Approved by all five board members, 5-0 Vote.
5. Road Improvements – Cracks in road
    a. Jeff Corkery met with River City Paving on May 5 to look at the cracks in the roads. River City suggested that this is normal for cracking to occur from Iowa Winters due to expansion and contraction.
    b. Jeff Corkery will meet with Steve Kluesner from Eastern Iowa Asphalt Maintenance to get second opinion on this cracking.
    c. Will setup meeting with River City Paving Owner to discuss the cracking soon.
6. Update catch basin on Navarre Court and Water Run-off – Jeff Corkery to contact McDermott Excavating to get a start date.
7. House Plan Review - Hedley - Approved by all five board members, 5-0 Vote.

8. Discuss 28E agreements with city and status – On Hold, nothing to report.
9. Web Page and Email for Board members – Jeff Corkery to update.
10. Communication –
    a. *Please stop at all 3 stop signs.
    b. *Pease stop and look both ways when coming off the cart path in a cart onto Thunder Ridge Dr.
    c. *Please make sure your surroundings are clear when backing out of your driveway. Look for walkers and bikers.
    d. Secure trash cans so garbage isn't blowing in neighbor's yards
    e. Update on roads
        i. Memo to be sent out to residents regarding above topics when the BOD has a decision on the roads.
        ii. Additional memo to be sent out to Meyer family for speeding and stopping at stop signs.
11. Complaints – No additional items.
12. Adjournment - Motion by Glen Hardin, 2nd Bill Maher, 5-0 Vote.

Meeting adjourned at 7:00 PM.