THUNDER RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS QUARTERLY MEETING

July 29, 2024

ZOOM MEETING

Meeting was called to order at 7:35 PM. Board members present were, Jeff Corkery, Glen Hardin, Bill Maher, Jayme Kluesner. Jeff Webber was excused.

1. APPROVAL OF AGENDA – Motion by Jayme Kluesner, 2nd by Bill Maher. Agenda was approved by all four board members present, 4-0 Vote.
2. APPROVE MINUTES LAST MEETING - Motion by Glen Hardin, 2nd by Bill Maher. Minutes from April 16, 2024 were approved by all four board members present, 4-0 Vote.
3. FINANCIALS – Glen Hardin discussed the financial position of the Association. Glen noted that the Association has approximately $324,000 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. Payment to River City Paving may be a little higher than estimated due to some extra dirt needed and some miscellaneous work needed on the back side of Thunder Ridge Drive. Motion by Bill Maher, 2nd by Jeff Corkery. Approved by all four board members present, 4-0 Vote.
4. ROAD IMPROVEMENTS – River City Paving has completed the road project and as noted, some additional work including extra dirt around the corners and some miscellaneous work was needed on the back side of Thunder Ridge Drive.
5. DISCUSS 28E WATER AGREEMENT WITH CITY AND PROGRESS – Jeff Corkery discussed his conversation with the City of Peosta Manager Annette Ernst, his last conversation noted that the City of Peosta is looking for an updated 28E Water Agreement from Thunder Ridge. Boards understanding was that the City of Peosta was going to provide more information on the Thunder Ridge well usage and costs associated with the current situation. A few options were discussed on the 28E water agreement. Agreed to have Jeff Corkery setup a meeting with Attorney Ted Huinker for the board to meet with and decide how to proceed.
6. CATCH BASIN ON NAVARRE COURT – Discussion was had on the drainage problem at Navarre Court. Jeff Corkery will be meeting on-site with McDermott Excavating to decide on a solution with associated costs. Discussion was had and all board members present agreed this issue has high priority and needs to be addressed soon.
7. GARBAGE PICKUP RECOMMENDATION – Suggestion to have all garbage and recycling to be picked up on same side of the street. Jeff Corkery to reach out to Kluesner sanitation to see if this is an option.
8. SET ANNUAL MEETING DATE – Set for September 16, 2024 at Thunder Hills Country Club at 6:30 pm.
9. COMMUNICATION
    a. E-mail update to residents of cart underage driving – Will be setting up signs soon.
    b. Pets on Private property – Jeff Corkery to send e-mail to residents regarding this issue.
10. COMPLAINTS – No other complaints at this time.

11. 0ther Items
    a. Adjournment – Motion by Glen Hardin, 2nd Jayme Kluesner, 4-0 Vote. Meeting adjourned at 8:12 PM.