THUNDER RIDGE ESTATES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS QUARTERLY MEETING

October 10, 2024

ZOOM MEETING

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

1. APPROVAL OF AGENDA – Motion by Jeff Webber, 2nd by Bill Maher. Agenda was approved by all five board members, 5-0 Vote.
2. UPDATE ON WATER RUN-OFF NEAR KUMPF PROPERTY
    a. Currently the Thunder Ridge Board has an estimate of $22,180 from McDermott Excavating to fix the problem. Discussion was had regarding previous maintenance issues that have been addressed and paid for by association. Agreement was for Jeff Corkery to call McDermott to see if they could adjust the estimate to exclude the rock for the road down to the lift station. Jeff will then discuss with Kyle Kumpf to see if he would pay $5,000 and then Thunder Ridge HOA would pay the remaining balance for the revised estimate.
3. DISCUSSION ON INCREASE OF UTILITY RATES BY CITY OF PEOSTA
    a. Discussion was had regarding the meeting Jayme and Glen attended with the City of Peosta
        i. At this point the City of Peosta does not want to look back at the costs and revenue in the past, just want to move forward.
        ii. City of Peosta will consult with engineer to determine how much money is needed for a reserve fund for future maintenance costs for the water system.
        iii. City will then provide Thunder Ridge Board of the reserve fund need and figures.
    b. More discussion was had regarding Thunder Ridge HOA options were.
        i. Jeff Corkery to consult with Brian Kane
        ii. Jeff Corkery to check City of Peosta on status
4. NEW WEBSITE
    a. New website is up and running
    b. Jeff Corkery will make changes to out dated minutes and add the 2024 annual meeting minutes.
5. ADDITIONAL ROAD WORK
    a. Received the bill from Kemp trucking, but have not received the bill from Simon Lawncare for the extra work.
    b. Agreed to have additional dirt brought in for Trenkamp and Murray properties. Bill Maher to call Dagwoods for dirt.
6. OTHER ITEMS - None
7. ADJOURNMENT– Motion by Jeff Corkery, 2nd Jayme Kluesner, 5-0 Vote. Meeting adjourned at 7:35 PM.