THUNDER RIDGE ESTATES HOMEOWNERS ASSOCIATION

ANNUAL MEETING

SEPTEMBER 17, 2025

Thunder Hills Country Club

1. Meeting was called to order at 6:30 PM.
2. APPROVAL OF AGENDA – Agenda was approved by five board members, 5-0 Vote.
3. INTRODUCTION OF BOARD OF DIRECTORS – Five board members introduced themselves. Jeff Corkery, Bill Maher, Jeff Webber, Jayme Kluesner and Glen Hardin.
4. THUNDER RIDGE ESTATES HOMEOWNERS BOARD REVIEW OF DUTIES – Jeff Corkery presented the role of the board of directors, which is to make sure Covenants are followed and to maintain the financial stability of the Association. It was noted that the current Covenants have been extended to 2038.
5. FINANCIALS – Glen Hardin presented the financial reports as of year-end December 31, 2024 and mid-year June 30, 2025. Board of Directors approved the Financials, 5-0 Vote. Glen noted that as of June 30, 2025, cash in the bank was $65,122.
6. HANDLING OF COMPLAINTS – Jeff Corkery spoke about complaints that have been presented to the board of directors in the past. Some of these complaints include dogs, speeding, underage drivers, construction cleanup and yard signs.
7. PROCESS OF COVENANT CHANGES AND RATIONALE – Jeff Corkery reviewed the point that Covenants are very difficult to change. To change the covenants, the association would need a 75% approval vote of all individual and condo owners.
8. ROLE OF ARCHITECT REVIEW COMMITTEE – Jeff Webber spoke on the role of the committee to make sure new homes are being built based on the Covenants. Currently there are no house plans under review. There is one home currently under construction and a possible condo being built in the Spring.
9. CONDO COMMITTEE – Bill Maher spoke on behalf of the condo committee. Bill noted that the biggest current issue for the condo association is the drastic increase for property insurance. Condo insurance has been difficult to get quoted, but the current annual insurance premium is $58,000.
10. COMMUNICATION – Jeff Corkery spoke on behalf of the Thunder Ridge Homeowners Association and mentioned that the Association has a website and email address to pose any questions or concerns. The Thunder Ridge Facebook

page has no affiliation with the Thunder Ridge Homeowners Association and is not followed by any of the board of directors.

11. UTILITY RATES UPDATE – City of Peosta is still charging 150% for water/sewer rates to Thunder Ridge residents. There has been no communication with the City of Peosta on any changes.
12. ELECTION OF ONE BOARD OF DIRECTOR – Ballots were collected in the mail and at the meeting. 12 votes were collected in total and Jeff Corkery received 11 votes, with one write in vote. Jeff Corkery has been re-elected for a five-year term.
13. MISCELLANEOUS – None
14. Meeting Adjourned at 7:08. Approved 5-0