THUNDER RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS QUARTERLY MEETING
October 15, 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 Glen Hardin, 2nd by Jayme Kluesner. Agenda was approved by all five board members, 5-0 Vote.
2. Approve minutes Last Meetings
    a. 7/22/25 Meeting - Motion by Jeff Webber, 2nd by Bill Maher. Minutes approved by all five board members, 5-0 Vote.
    b. 9/17/25 Annual Meeting - Motion by Jayme Kluesner, 2nd by Bill Maher. Minutes approved by all five board members, 5-0 Vote.

3. Financial reports – Glen noted that cash balance as of 10-15-2025 was $91,464. Glen is looking to pay some bills for the water runoff repairs and then will look to transfer some cash to an interest bearing account. Glen also noted that all of Royal Oaks lots have been sold with the closing of the condo lot on October 1.
4. Road Improvements – Cracks in road update – Jeff Corkery will reach out to Eastern Iowa Asphalt to see when they will be filling the asphalt cracks.
5. Catch basin on Navarre Court and Water Run-off bill and city's involvement.
    a. Work has been completed, waiting for the bill from McDermott Excavating. Once received, will also request $5,000 from Kumpf.
    b. Will look to get credit for a portion of pipe digging for City of Peosta pipe.
6. Approve work behind Roth's - Motion by Jayme Kluesner, 2nd by Jeff Webber. Approved by all five board members, 5-0 Vote.
7. Architectural Committee – Webber to contact Brett Pearce for plans for Condo.
8. Discuss 28E agreements with city and status – Nothing to report on 28E Agreement. City of Peosta to increase rates for all users.
9. Web Page and Email for Board members – Jeff Corkery has updated.

10. Communication – Looking to send out memo with below items and Halloween trick or treating times.
    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. Dogs – defecating and urinating on private property
    e. Underage drivers of golf carts
    f. Update on roads
11. Complaints – None
12. Board terms – Reviewed board terms and possible new board members
13. Other Items - None
14. Adjournment - Motion by Jeff Webber, 2nd by Glen Hardin. Approved by all five board members, 5-0 Vote. Meeting adjourned at 7:10 PM.