# Thunder Ridge Estates Annual Meeting

Thunder Ridge Estates Homeowners Association
Annual Meeting
September 8, 2026
6:30 P.M. THUNDER HILLS COUNTRY CLUB
16682 THUNDER HILLS DR.
PEOSTA, IA 52068

1. Call meeting to order
2. Introduction of Board of Directors – JC
3. Thunder Ridge Estates Board Review of Duties– JC
4. Financials – GH
5. Handling of Complaints
6. Process of Covenant Changes and rationale – JC
7. Role of Architect Review Committee – JW
8. Condo Committee – BM
9. Communication - JC
10. Utility Rates Update – JC
11. Election of One Board of Director - JC
12. Miscellaneous

# Board Members & Terms

| Board Member | Term Expires |
| --- | --- |
| Jeff Webber | 2026 |
| Bill Maher | 2027 |
| Glen Hardin | 2028 |
| Jayme Kluesner | 2029 |
| Jeff Corkery | 2030 |

# Role of Board of Directors

- Our responsibility is to see the Covenants are followed and maintain financial stability for the Association
- We are not the Thunder Ridge Police
- All issues brought to our attention have been addressed with current homeowners and they have addressed those concerns
  - Barking Dogs
  - Equipment left by contractors
  - **Underage drivers on golf carts**
  - **Speeding**
- Every concern we have brought to any homeowner or contractor has been addressed.
- Covenants can have different effects on different lots
  - Dog Runs
  - Separate Garage
  - Construction of Homes
  - Roofs
- Covenants are for the protection of all homeowners in Thunder Ridge Estates
- Exceptions that have occurred were done by the previous board

# Thunder Ridge Estates Homeowners Legal Authority

## All Covenants & Amendments are on our WebPage

- Articles of Incorporation - 6/22/97
    - BYLAWS of Thunder Ridge Ridge Estates Homeowners - 6/26/97
- Articles Of Amendment - 8/18/97
- Articles of Amendment - (Voting Rights) - 6/3/98
- Condominium Covenants - 8/4/99
- Original Restrictive Covenants - 6/11/98
    - First Amendment (Square Footage) - 4/27/99
    - Second Amendment (Common Area) - 7/19/99
    - Third Amendment (Square Footage) - 6/30/2000
    - Fourth Amendment (Subdividing Contiguous Lots) - 8/21/06
        - Affidavit with signatures
- ~~Block 5 Amendment - 5/22/14~~
- ~~Block 5 Amendment - 6/19/14~~
- Thunder Ridge Homeowners Assume Role of Board of Directors following A.J. Speigel's resignation - 5/24/16
- Amendment to Continue Original Covenants - 3/20/18

# Board of Directors/Condo Committee

Each home owner pays HOA quarterly dues. Likewise each Condo Unit Owner pays the same HOA dues. In addition each Condo Unit Owner pays quarterly dues to the Condo Owners Association and have additional Covenants that pertain to the Condo Units.

A Home Owner owns their land and building. Whereas a Condo Owner owns the inside of the premise and buildings and grounds belong to the Condo Associations.

When a developer is planning to construct a new Condo Building he still has to submit his plans and be approved by the HOA Building Committee to assure that it is constructed with the same materials and design that the HOA Covenants and Declarations allow. (Jayme Kluesner & Jeff Webber) are the two on Building Committee.

When it comes to snow removal the HOA is billed for the roads and the Condo Association is billed separately for their sidewalks and driveways.

The Condo Committee is a committee authorized by the ByLaws & Condominium Declaration of Thunder Ridge Estates. Whether you live in a home or Condo Unit both are governed by the same Covenants and Declarations. While the Condo Committee is within the governance of the Board of Directors they oversee all Condo operations and operate independently on condo matters. **Under legal guidance of both Condo and Board representatives a resolution was passed by the Board of Directors which specifically states all money collected for Condo repairs and condo issues are designated only for those purposes. The Condo Declarations also state the money assessed by the Condo Committee is to be used solely for the repair and maintenance of the Condo Unit Owners.**

I hope this helps you understand how the HOA & COA works together into the Association.

# FINANCIALS

## GLEN HARDIN, TREASURER

# Handling of Complaints

We have handled all complaints by individuals the same way. We communicate among ourselves, go over the covenants, contact legal counsel if needed, communicate again, make a decision, and then respond.

a. Dogs - barking and defecting on private property

b. Traffic -Speeding

c. Underage drivers of motorized vehicles

d. Construction Cleanup

e. Yard Signs: The Board discussed the placing of signs. According to The covenants it clearly states in ARTICLE VIII, Section 25: SIGNS "No sign, billboard, or advertising device, including those used in the sale of any Lot or Dwelling Unity within the Properties, shall be placed on any Lot or Dwelling Unit prior to approval of the same by the Association." Realtor signs of less than 55 inches tall and 40 inches wide will not need prior approval by the board to post. Dog training signs garage sale signs of similar size do not need prior approval by the board. Signs larger than 55 inches tall and 40 inches wide are not approved to be placed on any Lot or Dwelling Unit. Also political signs continue to not be approved for placement on any Lot or Dwelling. The Board voted unanimously to approve the above.

# How Do You Change the Covenants

- Very Simply you need a 75% approval vote of all individual lot & condo owners.
- There are 151 lots so it takes currently 113 yes votes to change the covenants however we have been informed if two signatures on the mortgage both people need to sign along with having the signatures notarized,
- A non vote counts as a no vote

*Anyone has the right to change the covenants with a 75% vote and does not need approval from the Board. However, we believe the Board's support is critical as the Board is the governing body that is invested to see the covenants are followed. We don't believe it is in the majority of Homeowners best interest to change one or two items based on an individual need. The following was presented to the attendees to solicit feedback. This feedback was overwhelming supportive of the guidelines below:*

# Guidelines & Process to Change Covenants

- The Board initiates a change to the covenants.
  - Legal cost borne by the Association.
- *Whereby*, a member of the association requests a change to the existing Restrictive Covenants to be initiated by the acting Board of Directors
  - *Resolved,* the Board of Directors shall: Inform the requester their request can be handled individually by submitting to the board of directors no fewer than 25% of existing lot owners stating said lot owners are in favor of amending the covenants using association monies, where by the board will clearly communicate the number of signatures required based on the current list of billed lot owners, and whereby the requester will also log the lot for which each signature represents.
  - Legal cost borne by the Association.
- A member of the association can own their own initiative collect the required 75% approval rate.
  - Legal cost borne by the Homeowner.

Role of Architect Review Committee
– Jeff Webber

# Condo Committee – Bill Maher

# COMMUNICATION

**Website: https://www.thunderridgeestates.com**

**On the Website are Board minutes , connects, ByLaws, Resolutions, Annual presentation powerpoint and how to contact us.**

Email: thunderridgebod@gmail.com

Thunder Ridge Neighborhood has no affiliation with the Thunder Ridge Estates Board of Directors. Any comments or statements unless directly quoting the Board of Directors (which has not occurred) are strictly personal opinions or personal statements. There is good information on this site but nothing from The Board of Directors.

# Utility Update

**No new communication with the City of Peosta - Utility rates still remain at 150% of City Of Peosta resident’s rates.**

# Previous Road Work

- Previous Road Work
  - 1997 Roads first established
  - 2013 - Fix and patch - $7,760
  - 2017 - Fix and patch - $21,433
- Full road work with asphalt on all roads which includes bring cul de sacs up to level of the roads
  - 2017 Bid - $216,365
  - 2022 Bid - $389,428
  - 2024 - All Roads completely resurfaced - $416,526.56
  - 2025 -  Patch cracks in asphalt - $5,080.12

# Election of Board Member

# MISCELLANOUS

## ADJOURNMENT