THUNDER RIDGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS QUARTERLY MEETING
July 27, 2026
Zoom Meeting

Meeting was called to order at 6:28 PM. Board members present were, Jeff Corkery, Glen Hardin, Jayme Kluesner and Bill Maher. Jeff Webber was Excused.

1. Approve 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 Meetings
    a. 3/23/2026 Meeting - Motion by Glen Hardin, 2nd by Bill Maher. Minutes approved by all four board members present, 4-0 Vote.

3. Financial reports – Glen presented financial statements as of June 30, 2026. Total cash and equivalents of $92,093 which includes $70,357 in interest bearing Edwards Jones account and $21,736 in checking account. Large expenses for the six months included snow removal, accounting fees and Income taxes. Upcoming expense for liability insurance to be paid. Motion by Jayme Kluesner, 2nd by Bill Maher. Financial reports approved by all four board members present, 4-0 Vote.
4. Architectural Committee – McClain currently under construction. Brett Pearce Approved for construction.
5. Board Member Terms
    a. Glen Hardin has tendered his resignation effective 8-1-2026. Rick Runde has been named as Glen's replacement. Glen to work with Rick on financial work for the Association.
    b. Jeff Webber to run for election for another four-year term.
6. Set Date Annual Meeting – Annual Meeting Date set for September 8, 2026 at 6:30 pm at Thunder Hills Country Club.
7. Web Page and Email for Board members – Jeff Corkery has reviewed and all should be working.
8. Communication – Nothing to report at this time. Will address any issues at annual meeting.

9. Complaints – Few complaints on dug up grass near the roads. Simon Snow Removal has fixed some areas. Decided to leave future areas to be fixed by homeowners/condo owners.
10. Other Items – None
11. Adjournment - Motion by Bill Maher, 2nd by Glen Hardin. Approved by all four board members present, 4-0 Vote. Meeting adjourned at 7:03 PM.