

The Ponds of Bonner Hills

Homeowners Association

Board of Directors Regular Meeting Minutes

February 11, 2026

- I. Call to order: (Eggleston) 5:00 pm
- II. Proof of Notice: Waived
- III. Quorum
 - A. Present: Eggleston, Carter, Deemer, Riley
 - B. Absent: None
 - C. Guests: Jim Sutton (Select Management)
- IV. New Business
 - A. Welcome letter
 - Reviewed the Estates' "welcome letter" for new residents and discussed creating a similar one for the Ponds.
 - Everyone agreed the letter would be helpful, and each board member will send their suggestions for its content to Doug Eggleston.
 - A letter will then be drafted for review and approval.
 - B. New home buyer's capital contribution.
 - The group discussed a bylaw provision requiring new homeowners to contribute an amount equal to two months' dues to a capital fund.
 - Since the bylaw has never been put into effect, and would require a separate capital fund, a decision was reached to take no action on this.
 - C. Financials
 - Reviewed financial report. Reserves stand at \$172,630, about \$10,000 more than last year.
 - Per decision made at previous meeting, a CD that had been invested in an Arizona bank, was not renewed after it reached its maturity date on Jan 11. This was done to investigate possibility of utilizing a local bank for the investment.
 - An issue was brought up that by investing locally, the investment would not be handled by Select Management. It was decided to table the discussion so that more information could be gathered as to the best way forward.
- V. Adjournment