

THE PONDS OF BONNER HILLS

HOMEOWNERS ASSOCIATION

Board of Directors Regular Meeting Agenda

Police Station Conference Room

March 12, 2025 5:00 PM

- I. CALL TO ORDER (Wineland), 5:01PM
- II. PROOF OF NOTICE – WAIVED
- III. QUORUM
 - Present: Carter, Hernandez, Misiak, Wineland*
 - Absent: Eggleston*
 - Guest: Jim Sutton, Select Management (telephone)*
- IV. APPROVAL OF MEETING MINUTES FROM 1.8.25
 - Moved Hernandez, Second Misiak*
 - Minutes approved 4/0*
- V. TREASURER'S REPORT (Hernandez)
 - A. December Financials – *invoice from F/S completed job order in the amount of \$450.00 was presented but original estimate was \$300.00. Sutton will contact F/S to resolve*
 - B. January Financials – *money transferred to Reserves when Board approved discontinuation of deposits into Reserves effective 1.1.25 in November. Sutton to investigate.*
F/S invoices being entered into Select accounts payable system with credit card service fee included when bills are paid via check. Wineland to review invoices received to validate only one invoice entered/paid incorrectly.
 - C. February Financials – *unavailable for review at this meeting. We review when received and discuss at next meeting.*
Treasurer's report completed. Moved Hernandez, Second Misiak. Report approved 4/0
- VI. OLD BUSINESS
 - A. Beautification Updates
 - i. MSU Extension evaluation of meadows. To keep both meadows (north of Ridge View Dr and north of Preservation Dr) healthy and reduce risk of fire, we can either:
 - i. Mow yearly or
 - ii. Eradicate and plant 3 season wildflowers (\$10,000 for both meadows)
Board agreed to table decision and watch to see how quickly the areas re-grow.

Moved Wineland, Second Hernandez.

Motion to table decision approved 4/0

B. Signs/Flags

- i. Want to create R&Rs that clearly define without being too restrictive.
- ii. Bylaws Violation Procedure
Committee consisting of Carter and Wineland to evaluate language used for R&Rs including procedure for violations. Committee will also complete final review of options already vetted to share with the Community Association related to violations of overnight street parking as this will need to be a Community R&R.

VII. NEW BUSINESS

A. Back Property Line Survey by MannikSmith

- i. North side Preservation Drive – Complete
- ii. West side War Bonnet Drive – Complete
- iii. East side War Bonnet Drive – ?
- iv. South side Ridge View Drive – Complete
- v. North side Ridge View Drive – Complete
- vi. East side Bonner Drive (north end) - Complete
Discussion: Wineland shared that survey is not complete in all areas

B. Snow Removal procedure – *due to continued questions/complaints about snow removal, the Board will develop a R&R, procedure, or resolution outlining all of the parameters used by F/S for snow removal*

C. Landscaping protection from deer – *Discussion and no action taken.*

VIII. COMMUNITY ASSOCIATION REPORT

- A. Meeting with City – *no questions from Board regarding notes provided to all residents*
- B. Website – *Up and running. Check it out if you have not already done so.*
- C. Villas Dues Relief – *Wineland briefed the Board on the request from the Villas to the Community Association Board for relief of monthly assessments. The Villas feel their assessment percentage is too high based on wording in the By-Laws. Although the Ponds HOA is not directly involved, the Ponds monthly assessment percentage to the Community Association could possibly change.*

IX. Adjournment – *6:12PM, Moved by Wineland to adjourn Regular session and go into Executive session, Second by Hernandez, Approved by acclamation.*