

THE PONDS OF BONNER HILLS

HOMEOWNERS ASSOCIATION

Board of Directors Regular Meeting Minutes

Police Station Conference Room

April 9, 2025 5:00 PM

- I. CALL TO ORDER (Wineland) 5:00pm
- II. PROOF OF NOTICE – WAIVED
- III. QUORUM
 - Present: Carter, Eggleston, Hernandez, Misiak, Wineland*
 - Absent: None*
 - Guest: Jim Sutton, Select Management (phone)*
- IV. APPROVAL OF MEETING MINUTES FROM 3.12.25
 - No Discussion. Motion to Approve by Hernandez. Second Carter.*
 - Approved 5-0*
- V. TREASURER'S REPORT (Hernandez)
 - A. February Financials – *Accepted as presented*
 - B. March Financials – *Accepted as presented*
 - C. Delinquent Monthly Assessment
 - i. *Select Management approved new delinquency letter approved by board in January with a few minor changes. Board discussed a couple terminology changes (changed 'will' to 'may' in a couple places in the last paragraph) Motion to approve letter with discussed changes proposed by Hernandez. Second by Eggleston . Approved 5-0*
 - ii. *Hernandez requested copies of all delinquency letters sent to co-owners. Jim agreed*
- VI. OLD BUSINESS
 - A. Rules & Regulations, Policies, and Resolutions
 - i. *Started discussing proposed R&Rs*
 - ii. *Carter will attempt to simplify proposed rule #25.1 Assessments*
 - B. Back Property Line Survey by MannikSmith
 - i. *Board discussed next steps related to lawn maintenance*
 - ii. *Motion by Eggleston. Second by Hernandez to mow co-owner lots and necessary common areas at lawn height following historical mowing pattern and also include any areas of co-owner lots that extend past sodded area to survey marker. Approved 3-2*

- iii. *F&S provided estimate for shutting off/removing irrigation from areas on or near co-owner's property on the south end of Bonner Dr. (Initial area surveyed). After board discussion, board feels it is best to talk with individual co-owners on south end of Bonner Dr to explain mowing pattern going forward and if the co-owner wants to adjust irrigation. Eggleston and Misiak to talk with co-owners on south end of Bonner Drive*
Please note: if you have questions about the mowing pattern or irrigation for your lot, please reach out to Jim Sutton at jsutton@thecondopros.com or thepondshoa@yahoo.com rather than contacting F&S or talking with Derrick.
- iv. *Board also discussed the potential of planting trees to denote corner stakes and line direction. No action taken at this time.*

VII. NEW BUSINESS

- A. Annual Membership meeting scheduled for 6.24.25 @ 6:00 pm at the Tecumseh Library

VIII. COMMUNITY ASSOCIATION REPORT

A. Street Lights

- i. *City council voted no on adding new lights to the City's contract with Consumers Energy*
- ii. *Requests for repair of some of the existing lights were submitted to Consumers Energy via <https://www.consumersenergy.com/outages-and-safety/outage-center/streetlight>*
- iii. *Additional research will be done related to replacing the light at Preservation and Bonner that was knocked down by construction crew in the past*

B. Villas Dues Relief

- i. *Awaiting formal request*

IX. Adjourn and enter executive session.

- A. ***Motion by Eggleston. Second by Hernandez. Approved 5-0***