

THE PONDS OF BONNER HILLS

HOME OWNERS ASSOCIATION

Board of Directors Regular Meeting Minutes

TPD Conference Room

May 14, 2025 5:00pm

- I. Call to Order: (Wineland) 5:04
- II. Proof of Notice: Waived
- III. Quorum
 - Present: Wineland, Misiak, Hernandez, Carter
 - Absent: Eggleston
 - Guests: Sutton (Select Management)
- IV. Approval of Meeting Minutes 04-09-25:
 - Moved by Carter to approve minutes, seconded by Misiak
 - Motion passed 4/0
- V. Treasurers Report (Hernandez)
 - A. Hernandez reported no issues
 - B. Wineland reported difficulties with the billing of latest survey by Mannick/Smith. Wineland will review emails to determine correct allocations and consider and track invoices. Report will follow.
- VI. Old Business
 - A. Rules and Regulations, Policies, and Resolutions
 - i. Administrative Rules #23-2 thru #25-8 were accepted, as presented
 - Moved by Carter to adopt above as presented, seconded by Hernandez
 - Motion passed 4/0
 - ii. Administrative Rule #25-01 was discussed, both Original and Revised versions.
 - Motion by Hernandez to accept Revised Version, no second was obtained, motion failed.
 - Motion by Wineland to accept Original version, seconded by Misiak.
 - Motion failed 2/2
 - B. Annual Ponds Membership Meeting will be held June 24th, No other action on the agenda.
- VII. New Business – None
- VIII. Community Association Report (Wineland)
 - A. Street Lights - street light at Preservation and Bonner still needs to be replaced. CasaVilla (Vito) will reimburse the cost.
 - B. Villas Relief – A proposal by the Villas, concerning reductions in their contributions to the Community Association, was presented. The Community Board took no immediate action. They have obtained a legal opinion concerning changing the Master Deed/By-Laws. The Community Board will provide a report at their annual meeting tomorrow.
 - C. Tree Plantings – The Community Board (Rudy) has met with the Developer concerning the common area #17 trees still to be planted and he has agreed to that.
- IX. Meeting Adjournment – meeting adjourned and moved to Executive Session 6:05pm