

# PONDS OF BONNER HILLS HOMEOWNERS ASSOCIATION

## ANNUAL MEETING AND ELECTION AGENDA TUESDAY, JUNE 24, 2025, TECUMSEH PUBLIC LIBRARY

1. CO-OWNER REGISTRATION INCLUDING CO-OWNERS PRESENT, ZOOM AND PROXIES
2. CALL TO ORDER (WINELAND 6:00)
3. STATEMENT OF QUORUM  
BOARD MEMBERS PRESENT:  
WINELAND, EGGLESTON, MISIAK, CARTER, HERNANDEZ  
GUESTS: SUTTON (SELECT MANAGEMENT)  
CO-OWNERS, PROXIES, ZOOM
4. APPROVAL ON MINUTES OF ANNUAL MEETING 2024  
APPROVED BY ACCLAMATION
5. REVIEW OF FINANCES (HERNANDEZ)  
REVIEWED PREVIOUS LANDSCAPING AND PLANTINGS  
UNKNOWN IF DEVELOPER WILL FUND FURTHER PLANTINGS, WORKING WITH CITY  
F/S LANDSCAPING OFFERED A SERVICE CONTRACT WITH A 3 YEAR PRICE FREEZE  
AND THAT HAS BEEN ACCEPTED
6. ELECTION – TWO SEATS WILL BE FILLED (WINELAND AND MISIAK)  
NOMINATIONS FROM FLOOR – BRAD RILEY AND SUSAN DEEMER AGREED TO  
NOMINATION. BOTH APPROVED BY VOICE ACCLAMATION FOR TWO YEAR  
TERMS, EXPIRING IN JUNE OF 2027
7. UPDATES (WINELAND)  
DEVELOPER UPDATE – WADE TRIM (CITY ENGINEERS) WILL DO WALK THROUGH  
OF ROADS AND CITY WILL REPORT NECESSARY REPAIRS AND REPORT TO  
DEVELOPER. CITY WILL CHECK FOR COMPLIANCE WITH AND MATCH TO  
MASTER PLAN  
DAMAGE TO SIGN, NORTH ENTRANCE WILL BE HANDLED WITH OUR STATE FARM  
INSURANCE
8. GENERAL DISCUSSIONS (WINELAND)  
OPEN FIRES – AFTER DISCUSSION A “SHOW OF HANDS” FROM THE CO-OWNERS PRESENT,  
WITHOUT ANY DISSENT, ON A BAN ANY OPEN BURNING SHOULD BE ESTABLISHED
9. AN ORGANIZATION MEETING TO INSTALL THE NEW DIRECTORS AND ESTABLISH THE  
OFFICERS OF THE BOARD OF DIRECTORS WAS SET FOR WEDNESDAY JULY 2, 2025 TPD  
CONFERENCE ROOM
10. ADJOURNMENT (WINELAND) CIRCA 7:00PM

# PONDS OF BONNER HILLS

## HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS ORGANIZATIOAL MEETING, JULY 2, 2025  
TECUMSEH POLICE DEPARTMENT CONFERENCE ROOM

1. CALL TO ORDER 5:08PM (EGGLESTON)
2. STATEMENT OF QUORUM
  - DIRECTORS PRESENT: EGGLESTON, HERNANDEZ, CARTER
  - GUESTS PRESENT: WINELAND (IMMEDIATE PAST PRESIDENT)
3. ACCEPTANCE OF NEW DIRECTORS
  - DIRECTORS-ELECT: RILEY
  - DIRECTORS-ELECT: DEEMER (ABSENT)
4. ASSIGNMENT OF OFFICERS (EGGLESTON)
  - PRESIDENT: DOUG EGGLESTON
  - VICE PRESIDENT: GEOFF CARTER
  - TREASURER: ANNICK HERNANDEZ
  - SECRETARY: BRAD RILEY
  - MEMBER-AT-LARGE: SUSAN DEEMER
5. ADDITIONAL ASSIGNMENTS:
  - DOUG EGGLESTON AND ANNICK HERNANDEZ TO COMMUNITY BOARD OF DIRECTORS
6. DISCUSSION OF CURRENT TOPICS BEFORE THE BOARD (WINELAND)
7. MEETING FREQUENCY (EGGLESTON)
  - REGULAR MEETINGS TO BE CONDUCTED BI-MONTHLY, THE SECOND WEDNESDAY OF THAT MONTH AT 5:00PM, AT THE TPD CONFERENCE ROOM. THE FIRST REGULAR MEETING IS SCHEDULED FOR AUGUST 13, 2025
8. ADJOURNMENT (EGGLESTON) 6:00 PM