

BONNER HILLS VILLAS
2025 Annual Meeting Minutes
Meeting Date: Thursday, May 29, 2025

1. Call to order

The Bonner Hills Villas Annual Meeting was called to order by President Myers at 6:00 PM.

2. Verification of Quorum (5 units)The quorum of 35% of eligible voters or 5 units was confirmed with 7 of 12 units present either in person or by proxy.

3. Notice of meeting Confirmation

Richard Spaulding from Kramer-Triad confirmed proof of notice.

4. Welcome

President Myers welcomed all present and introduced Richard Spaulding from Kramer-Triad.

5. Schedule 2026 Annual Meeting

The Bonner Hills Villas 2026 annual meeting will be held May 28th, 2026 at 6:00 PM. Location to be determined.

6. Approval of minutes from the 2024 Annual meeting of 5/30/2024

A motion to approve the 2024 annual meeting minutes of May 30th, 2023 was made by Director Sajewski and. Seconded by Director Zitnik. **Passed 3 to 0.**

7. President's report

1. Community Association news

The Community Association website is up and running. Each condominium association has a page. The user can view what is going on in the community and communicate with the board. The website is BonnerHills.com.

The street lights project to provide new street lights throughout the community was changed to the purchase of one light to replace the one damaged by Casa Villa. They will reimburse the Community Association. The lights are on the city's plan and will be maintained free of charge by Consumers energy.

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2. Villas news

Box Moth infestation at 1019 Meadowview. Bids are being solicited for the removal and disposal of the shrubs.

President Myers thanked the board members that are leaving the board for their help.

8. Election of Board of Directors (3)

Three people were interested in joining the board, Rebecca Myers, Ed Covell, and Susan Gelinas. Each person gave a brief background on themselves and expressed their interest in the Villas progress. All three were elected to the board.

9. Old Business

1. Land use - Joe Malfait (Special project manager)

Joe reported that the legal inquiry found the property belongs to the Villas Condominium Association as common ground and the Villas can obtain clear titles for resale. Joe then requested that any funds remained from the amount allocated for legal expenses be used for legal counsel related to bringing the Community Association assessment in line with the fact the Villas has only 12 units not the 40 units used to calculate the percentages. Ongoing questions on cleanup at the Register of Deeds office will be directed there first and if needed Joe will initiate a meeting with the county attorney.

Joe asked to be kept on as Special Project Manager. The motion was brought forward and approved by all.

1. Results of questionnaire

The summary of the questionnaire on building addition units resulted in a majority opinion to build, with many differing ideas on number, size and location.

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2. Consensus on result

It was determined that any attempt to consolidate this information be put on hold until it is determined whether the Villas has the right to build on the common ground.

Director Zitnik read a proposal from Casa Villa builders to build 4 detached condominium units on the lots next to those on Bonner Drive. There was no interest in pursuing this matter further.

2. Equalizing Community Association HOA fees

The Community Association is holding a special meeting on May 30th including legal council to discuss the Villas request for a recalculation of the formulae used to determine percentages as allowed in the Villas amended Master Deed.

A motion was made to have the new board take control on June 1st to allow the existing board to attend the special meeting of the Community Association on the 30th.

10. New Business

1. Lawn mowing and dog feces.

Director Zitnik we confronted by the grass cutter and was told that if owners do not clean up after their dogs, he will not mow their grass. According to the Villas bylaws, pet owners are to clean up after their pets. It was requested that a penalty be added for failure to pick up pet droppings, however a fee for violation letters is already in place.

11. Open Comments

No comments

12. Adjournment

The meeting was adjourned at 6:50 pm.