

BONNER HILLS VILLAS
2026 Annual Meeting Minutes
Meeting Date: Thursday, July 16, 2026

1. Call to order

The Bonner Hills Villas Annual Meeting was called to order by President Covell at 5:55 PM.

2. Verification of Quorum (5 units)The quorum of 35% of eligible voters or 5 units was confirmed with 10 of 12 units present either in person or by proxy.

3. Notice of meeting Confirmation

Zackary Xydis from Kramer-Triad confirmed proof of notice.

4. Welcome

President Covell welcomed all present. There were no guests.

5. Schedule 2027 Annual Meeting

The Bonner Hills Villas 2027 annual meeting will be held June 3rd, 2027 at 6:00 PM. Location to be determined.

6. Approval of minutes from the 2025 Annual meeting of 5/29/2025

A motion to approve the 2025 annual meeting minutes of May 29, 2025 was made by Director Myers. Seconded by Ariel Fron. **Passed unanimous.**

7. President's report

1. Community Association news

A break in the irrigation system caused a \$9,000 water bill for the Villas. The Community Association shares the irrigation system and contributed \$2,000 to help with the water bill.

The streets will have cracks filled this summer and planning for funding of full replacement of the streets continues.

The north pond has been treated with a dye to color the brown mud color and to discourage algae growth.

2. Villas news

Trees along the property line behind building 33 were trimmed and several removed.

Wind damage to Building 32 was repaired by a local contractor.

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New shrubs were planted at 1019 Meadowview replacing the shrubs removed due to a Boxwood Moth infestation.

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

8. Treasurer's Report

The Treasurer reported that the \$9,000 water bill was being paid on installments of \$770 per month and would be paid off by the end of the year.

The effect on the budget is catastrophic but the existing operating cash account can absorb the draw down, so the reserve account will not be needed.

Motion to accept the treasurer's report was made by Joe Malfait and seconded by Judy Smiddy. **Passed unanimous.**

Susan Malfait asked why the Villas does not put its reserve funds into CDs. Discussion took place about where the CDs would be purchased and current rates. Zackary Xydis from Kramer-Triad provided a list of CD rates available through Kramer-Triad. Audrey Essen will investigate optimal rates, amounts, and timing.

President Covell questioned if the Villas could have a local checking account for small maintenance items and repairs. Zackary Xydis from Kramer-Triad explained that yes, the Villas could open a local checking account and money could be deposited. The Villas would be responsible for informing Kramer-Triad each month about all transactions and current balance. No action was taken at this time.

9. Election of Board of Directors (3)

President Covell put his name forward as president again in 2027, Audrey Essen for treasurer and Pat Sajewski for secretary. All three were elected to the board.

10. Old Business

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

A Request For Proposal (RFP) has been developed and sent to several developers. Responses indicated no interest in developing quad condos. Discussion

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took place regarding mixed housing styles, association fee structure, and the need for a co-owner to lead the project and be involved with planning and communication.

Treasurer Myers made the motion to table the building project for 2-3 years to give owners a rest. Joe Malfait seconded the motion. **Passed unanimous.**

President Covell thanked Joe Malfait for his work and knowledge.

2. Equalizing Community Association HOA fees

The Community Association's annual meeting discussed adding a formula to the Master Deeds, and will mail out a ballot seeking approval for a formula change in about 2 months.

8. New Business

1. Irrigation meter separation vs living with existing system.

President Covell explained that the Board of Directors had researched the possibility and the cost of separating the Villas irrigation system from the Community Association. The irrigation system is split 5/8 Villas and 3/8 Community Association. The Villas receives the invoice and bills back the Community Association for 3/8 of the water bill. Separating these systems is too costly at this time.

2. President Covell requested an updated phone/ email list of current owners.

Zackary Xydis from Kramer-Triad will put together and distribute the phone list.

9. Open Comments

No comments

10. Adjournment

The meeting was adjourned at 7:20 pm

Ariel Fron made the motion to adjourn. Seconded by Bill Zitnik. **Passed Unanimous.**

Respectfully submitted,

Rebecca Myers