

**BONNER HILLS CONDOMINIUM ASSOCIATION  
ANNUAL MEETING MINUTES OF MAY 15, 2025**

**I. CALL TO ORDER**

President Rudy Paluch called the meeting to order at 5:00 pm.

**II. ROLL CALL**

Present: President/treasurer Rudy Paluch (Estates), Director Bill Zitnik (Villas), Secretary Rebecca Myers (Villas), Vice President Mike Misiak (Ponds), Director Nora Wineland (Ponds), Director Jim Southworth (Estates), Jim Sutton (Select Management).

Residents in attendance totaled 40 including 6 via zoom (Ponds 26, Villas 8, Estates 6). A quorum of the Board was established.

**III. APPROVAL Of AGENDA**

Moved by Director Southworth  
Seconded by Director Wineland

**MOTION CARRIED: 6-0**

**IV. APPROVAL Of MINUTES**

Motion to approve Minutes of Annual Meeting of the Community Association held July 31, 2024.

Moved by Director Myers  
Seconded by Director Wineland

**MOTION CARRIED: 6-0**

**V. WELCOMING OF GUESTS**

President Paluch welcomed the audience of residents and introduced special guest Mark Raine, a city council candidate, who spoke a few words to the community. President Paluch noted that the meeting was being recorded to facilitate record keeping.

**VI. PRESIDENT'S REPORT**

The community website (**BonnerHills.com**) was launched in January. Artonic, the web designer is working to correct problems with the calendar feature and that posting turnaround times were good. Also, the email address, **BonnerHills@gmail.com** can be used to communicate to the Board of Directors and between associations.

The backyard survey for owners whose backyards abutted the Preserve was completed to identify residential property lines and protect the boundary lines of the Preservation. The survey also identified Commons area boundaries. The Parks and Recreation Department will be doing backyard assessments during May for those units bordering the Preservation.

No trespassing signs will be installed by the Parks and Recreation Department on the north side of the Preservation and identification signs on the Bonner Hills interface.

Establishing relationships with the City of Tecumseh is important for the Bonner Hills community.

## **VII. TREASURER'S REPORT**

The financial situation is favorable, due mostly to light snowfall this winter. Special thanks to Jim Sutton and Select Management for their help in crafting a 3 year contract with F&S Landscaping for summer services, which holds costs for 3 years.

A street walk around the community to review and identify repairs to the community's repaved streets prior to monies being released from a bond held by the City is planned to occur within the next 30- 60 days. The City Manager, Mr. D'Allesondro, Naugle Paving, Wade Trim and the B H Board of Directors are expected to be present.

## **VIII. ASSOCIATION REPORTS**

- a. Ponds: Nora Wineland, President. The Ponds association is working with F&S to plant trees both on the developer's approved area and additional areas within the association. The stakes in the meadow are still needed to identify additional mowing area and possible tree placement. Do not remove. The Ponds annual meeting is June 24th at 6:00 pm and there are 2 open seats on the Ponds Board of Directors.
- b. Estates: Jim Southworth. The Estates welcomed 7 new families and Director Southworth stated that 4 new builds are in process. Modification requests are needed and welcome, areas to be addressed include any outside changes such as flower beds, exterior lighting, tree planting, etc. The Estates Association's annual meeting will be in August.
- c. Villas: Rebecca Myers, President. The Villas Association obtained legal counsel to determine if the property abandoned by the developer and merged into the Villas common grounds could be titled. It can be titled. The Villas co-owners are seeking relief from excessive CA homeowners fees assessed on the Villas Association through the percentages written in the Master Deed. This relief is based on the Amended and Restated Master Deed, Bonner Hills Villas Condominium Association registered in 2013. The Community Association Board will hold a special meeting on May 30th to address the percentage calculation and the Villas revision request. The Villas annual meeting will be held May 29, 6:00 pm at the Library.

## **IX. OLD BUSINESS**

- a. Street lights: President Paluch gave a history of the Street lights and noted that only one street light needed to be purchased since the others have been repaired. The motion to purchase 11 new lights approved in the October 16th, 2024 meeting was rescinded and the purchase of a single street light to be

reimbursed by CasaVilla was approved at the Board of Directors meeting of 5/5/2025. Director Wineland will work with the City to get the new light ordered and installed. Special thanks to Mayor Radant for his help in resolving the situation.

- b. Meters: Four meters were identified within Bonner Hills. 2 are assigned correctly to Bonner Hills, 1 is assigned correctly to the city and 1 is incorrectly assigned to Bonner Hills but belongs to the city. The city will have this meter reassigned and President Paluch will bill the city for any monies paid on this account by Bonner Hills.
- c. Widening of south entrance approach: President Paluch noted that the south entrance needs to be widened and suggested that widening the street apron was a possibility and would discuss this option when he met with the City and the developer for a final street paving walkthrough. There is no intention to change the entrance structures or landscaping
- d. The North Entrance accident repair: Jim Sutton stated he has one estimate and now needs to reactivate the insurance claim since 3 years has elapsed since it was initiated.

#### **X. NEW BUSINESS**

Bonner Hills and each association within Bonner Hills needs a solar panel policy within a year to meet state requirements . President Paluch asked for input from all co-owners to be forwarded to their respective boards.

#### **XI. OPEN COMMENT**

An Estates Resident spoke about the need to obtain engineering appraisals and vendor estimates for total road replacement to determine the amount that needs to be put aside.

A Resident commented that there is a need for a pull off to access the south mail box grouping.

A Resident inquired if there were any plans to plant flowers at North and South entrances. President Paluch answered no.

A Ponds Resident inquired if the percentage change and revision will increase costs for the Ponds? President Paluch responded that any change to the Community Association home owners fee requires a 2/3 majority from each association to approve. More after the May 30th special meeting.

A Resident inquired if mowing behind the stakes was allowed. President Paluch stated not in the Estates, it infringes on the Preserve. Director Wineland stated that the Ponds association is in talks to mow one more strip beyond the stakes.

A Villas Resident recommended the survey stakes be left in until The Parks and Recreation has completed the Preserve walk through.

An Estates Resident questioned who was responsible for a tree on house side of stake? President Paluch answered that the house owner was responsible.

A Ponds Resident questioned whether the southern retention pond can be deepened? And can a strip of lawn be mowed close to the pond? Director Wineland will speak with lawn mowing company. Jim Sutton will get estimates on dredging.

A Ponds Resident questioned whether any mosquito control was planned? President Paluch answered not at this time.

A Ponds Resident inquired if there were any planned treatments for the ponds? Discussion on field drainage from farm field. Can the drainage field be changed?

A Resident inquired about cleaning up of trees at front entrance? Director Zitnik responded that F&S Landscaping would complete stump removal after the area dried out and that he and another co-owner would be trimming back the exposed logs.

A Ponds Resident suggested that the trees to be planted would look best if not planted in a straight line.

A Ponds Resident questioned whether the corner near her home could be mowed. Discussion determined the area is common area within Villas, not mowed

An Estates Resident inquired about south entrance changes? President Paluch will discuss adding a section of pavement with the developer and city engineers when doing final walkthrough.

A Villas Resident questioned whether the special meeting was open to the public? President Paluch responded that only Community Association Board Members would attend.

A Ponds Resident inquired about mowing the meadows this year? Director Wineland responded that the plan is to mow every couple of years within the Ponds common areas.

A Ponds resident questioned whether monies put aside for roads be invested? President Paluch responded that the board is already buying CD's as the money becomes available.

**XII. ADJOURNMENT**

Motion to adjourn

Moved by Director Wineland

Seconded by Southworth

**MOTION CARRIED**

The meeting was adjourned at 6:25 pm.

Respectfully Submitted,  
Rebecca Myers  
Secretary, Board of Directors  
B H Community Association