

**Bonner Hills Community Association BOD Meeting August 13,
2026 Meeting Minutes**

I. Quorum established and meeting called to order-Kellie Chapman CA Secretary

II. Roll Call Introductions: Rudy Paluch-Estates, Brad Riley-Ponds, Ed Covell-Villas, Kellie Chapman-Estates, Susan Deemer-Ponds, Audrey Essen-Villas, Jim Southwell-Estates president, Jim Sutton-Select community management

III. Welcome of Guests- Jim Southwell- Estates HOA President

IV. Approval of Minutes from Annual Community Meeting on July 15th, 2026

V. Election of new officers- Rudy elected as President, Kellie elected and Secretary and Brad Riley elected as Vice President of the Community Association for 2026/2027. Rudy Paulch-President, Brad Riley-Vice President, Kellie Chapman-Secretary
Vote 5-0 unanimous in favor for each position with Rudy, Brad, and Kellie abstaining on voting for their positions.

VI. Budget Updates-

- A. Snow removal budget is exhausted for 2026 If Salt or plowing is needed we will default to negative reserves, No increase in pricing from F&S for the coming winter season. Craig and Rudy discussed using less salt as needed depending on the condition of the roads. Salt will be the largest cost anticipated. Motion passed. 6-0, Kellie first, Susan second.
- B. Crack filling August 7th completed. Bill due is \$2200.00, Jim Sutton to pay Motion made and approved to purchase of CD for road fund expense, Jim Sutton quoted rates and approval was made to purchase one. 6months 3.6% purchased. Motion Passed 6-0, Ed Covell first, and Brad Riley second.

VII. Capital Projects

Street corner repairs- Burm mix and rocks, Casa Villa was approached to repair as a result of construction traffic. Rudy to coordinate with Ponds on repairing street corners completion.

Yield and speed limit sign install-Jim Sutton reports that they should be installed week of 8/30, 15mph signs going in at each entrance, and yield signs going in on Preservation, War Bonnet, Ridgeview. Put notice on website about speeding in community and have Jim Sutton put out a community wide email to address speeding-Susan to author to send

to Jim and Rudy. Speed bumps were discussed, this cannot be done due to snow plowing and removal.

Repair of War Bonnet Cul-de-Sac and Drainage issue: Construction is finished except for yards to some of the homes. Beautification and landscaping will be done to refurbish the area when most of landscaping and yards are finished, possibly Spring 2027. To be patterned after Preservation Cul-de-Sac.

Drainage issue-Rudy troubleshooted with F&S to determine what the issue is. After investigation, snaking the drains, looking at the drain tiles determination was made. Asphalt will be cut, navigate around D&P fiber main trunkline. Remove the existing 12" culvert that is tipped 10" negative towards the ditch. Furnish and Install new 30' 12 inch culvert pipe with two ends. This will create positive drainage from the ditch to the cul-de-sac existing tile that drains to the preservation.

This will create some road repairs, landscaping repairs of yard(s) of affected homeowners as needed when running the new infrastructure. (attached F&S quote per Rudy) Total quote is \$5910.00 and was voted on as approved to proceed. Motion was passed 6-0 to approve repair cost. Audrey first, Brad second.

North entrance drainage- Ed from Villas says that he has a quote from Bennett (\$2600.00) to create a drain system to drain this into the current pond. We discussed getting a second quote from F&S Landscaping to do the same. Action tabled until second quote obtained.

VIII. New Items-

Reimbursement-Rudy requesting reimbursement for office expenses. Postage, print paper, ink, Xce/Word subscription. \$429.81-board approved expense and reimbursement. 6-0 Vote passed. Kellie first, Ed second.

Estates opportunity for Lot #3- Developer D'Alessandro owes the Estates association \$9500.00 for incurred expenses on vacant lots prior to them being occupied by homeowners. Rudy met with the developer, he offered an exchange of lot #3 in lieu of payment of the money. It is the feeling of the board that he has no intention of paying and will default if issue is pressed.

Estates is taking ownership of Lot #3. Rudy assessed buildability, had it surveyed, and the city inspector confirmed it can be done. Bob Fox was asked for an estimate of lot sale price which was \$25,000-\$30,000 market value. Builders are being approached, and this is in discussion. Suggested build is ranch, 2 car garage due to build zone. Proposed sale is preferable, but if we consign to a builder we will request 10-12% of sale price. This was approved by the Estates board. Estates HOA will assume property tax from the date of possession, and ongoing mowing.

The Estates Board plans for the proceeds : \$30,000 Purchase 3 CD's @ \$10,000 each. These earnings will be used to offset loss of the 3 lots income as Master Deed will be reduced from 47 to 44.

Review survey proposal and edit accordingly:

Survey for the entire community. Asking opinion on future funding of the roads. Do we increase HOA fees, or do we finance through a special tax assessment with the city. This will be determined before we raise any fees. Rudy asking for constructive criticism and suggestions

Villas made a proposal to support a master deed change for the percentages of what each HOA pays; this will also be included in the survey. A stand alone Utility Shed construction request within the Estates, generated an email and postal mail survey that will be completed by Select Community Management. The results are do August 21,2026

Discussion on homeowners not understanding about what the fee structure may be. It was discussed on how we reach out to the community as a whole to inform and better educate them on the survey discussion items. We are having apathy for participation. How can we best represent the information out there? There is a discussion of a second Community Association meeting planned for October to discuss the road fund specifically. Also address the budget and fees in detail.

Proposal to approach city with other HOA's in Tecumseh to assess city ownership of roads.

:It was discussed to approach the city on the two year vote that established a levy to tax owners to repair city streets. We get no benefit to this, as we are private.

It is the board's feeling that Bonner Hills residents not be assessed this particular tax as it is unfair to our community. Will discuss further at the next meeting on how to approach. We may attempt to approach the city council in the future.

Proposed that we investigate a way for the Villas to possibly be merged with the Ponds or Estates.

The villas are continually concerned with their share of costs for the community. The ideas of finding builders to develop the rest of the lots around their units. Difficulty is finding a builder to incur the costs of the utilities per the original developer, there are some assumed extra costs. Would it benefit costs overall? As well as returning the land to buildable vs. common area. This will need extensive further discussion and legal/master deed considerations assessed. This would be a master deed vote also.

Rudy also offered to annex them from the Community all together. The Villas are not agreeable at this point. Should Villas be responsible for costs incurred to do this via the master deed? Tabled for next meeting for ideas and thoughts from individual board members for pros and cons.

We will look for alternate methods to assist the burden of fees in the Villas. Due to only 12 residents. Any building of new units added would be a 2-3 year process. We will look at merging the Villas with the Ponds or the Estates. Cost and community support for change in fee structure.

Meeting Adjourned.