

**BONNER HILLS CONDOMINIUM COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MINUTES
Special Meeting of MAY 30, 2025**

Call to order

President Paluch called the meeting to order at 4:30 pm

Roll call

Present: Director Nora Wineland (Ponds), President/Treasurer Rudy Paluch (Estates), Secretary Rebecca Myers (Villas), Director Jim Southworth (Estates), Director Bill Zitnik (Villas) Director Mike Misiak (Ponds), by phone Kathleen Klaus, Attorney

Purpose of the Special Meeting.

Director Myers presented the request by the Villas Condominium Association to require revisions to the percentage of value pursuant to the methods of determining percentages of value as set forth in this Master Deed and the Act as outlined in Section XIII, paragraph 8 'Termination of Right to Construct Units in Undeveloped Portions of Condominium Project.' as expressed in The Amended and Restated Master Deed Bonner Hills Villas Condominium dated October 15th, 2013.

Director Myers explained that the developer abandoned development of the Villas project and after a period of 6 years, the undeveloped parcels became common ground within the Villas Condominium project. Article XII, paragraph 2, Article XIII paragraphs 2, 5, and 8 of The Amended and Restated Master Deed Bonner Hills Villas Condominium dated October 15th, 2013.

The Villas now asks the Community Association for an adjustment to the percentage of value as a result of fewer units existing in the Villas project.

Discussion on changing/revising the master deed ensued.

Kathleen Klaus explained that the Community Association Board of Directors can not change the master deed, that a 2/3 majority of each association (Ponds, Estates, Villas) is needed to change the assessment percentages currently in the master deed.

Director Myers made a motion to accept the Villas' request for a revision of the percentages of value pursuant to the methods of determining percentages of value as set forth in this Master Deed and the Act. Director Zitnik seconded. **Passed:** 5 yay, 1 nay,

The Community Association Board of directors agrees there is a problem in the equality of assessment. Director Myers made a motion that the Community Association

Board of Directors assume the responsibility of writing the verbiage needed to update the Bonner Hills Master Deeds with a defined method or formula used in the determination of percentage of value. Director Zitnik seconded. **Failed:** 1 yay, 4 nay. Director Zitnik absent by the time of the vote.

The Community Association Board of directors states it is the job of the Villas Board and its management company to put together a detailed proposal, then bring this proposal before the Community Association Board for approval and presentation to each association for voting.

Director Zitnik left the meeting at 5:15 pm.

Kathleen Klaus left the meeting at 5:35 pm.

Other Business

President Paluch made a motion to accept the minutes of the special meeting of 5/5/2025 and not post to the Community Association web site until a later time to be determined. Director Myers Seconded. **Passed:** 5 yay, Director Zitnik absent.

President Paluch made a motion to accept the minutes of the regular meeting of 5/5/2025 and post to the web Community Association web site. Director Southworth Seconded. **Passed:** 5 yay, Director Zitnik absent.

Director Southworth made a motion that the Community Association purchase a \$10,000.00 CD. Treasurer Paluch explained that money was available since street lights were not purchased. Director Myers seconded. **Passed:** 5 yay, Director Zitnik absent.

Assignments:

The Villas Condominium Association will work with their management company to write a proposal to update the master deed with a method for use in determining percentage of value, the impact of the change on current assessments, and the voting process.

President Paluch will inquire into whether Special Meeting minutes can/should be posted on the association website.

Adjournment: The meeting was adjourned at 6:00 pm.

Respectfully submitted by
Rebecca Myers, Secretary
Bonner Hills Community Association