

**BONNER HILLS COMMUNITY ASSOCIATION
BOARD MEETING
MINUTES**

DATE: May 20, 2026 Location: Rudy's House

1 CALL TO ORDER:

 President Paluch called the meeting to order at 2:00 PM.

2 ATTENDEES:

 Present: President/Treasurer Paluch, President Ponds Doug Eggleston, President Villas Ed Covell, Secretary Lossing Director Rebecca Myers, Director Geoff Carter. Management Agent Jim Sutton called into meeting President Estates Jim Southworth Absent.

3 Approval of Previous Meeting Minutes:

 Rebecca Myers moved to approve previous meeting minutes, and Doug Eggleston seconded to approve. Motion carried to approve.

4 Updates from:

 Ponds - Doug Eggleston, working thru policy letter for solar panels, finished tree planting on War Bonnet, F&S planted eleven trees.

 Estates - Rudy Paluch update in place of Jim Southworth, Once the two houses on War Bonnet are complete the building by Casa a Villa will be complete. The builder has abandoned lot 3 on Preservation Drive, under the wires, the Master Deed has cited 50 total lots, reduced by one to 49, reduced again to 44 paying lots, which 39 are occupied. Rudy sent the developer a letter stating he owes Estates around \$7500.00 to cover his portion of the HOA costs for abandoned lots, which will probably closer to \$10,000.00 when Bonner Hills is complete.

 Rudy talked to Craig from F&S to give a quote on fixing all the Contractor damage to the lots and Cul de sac in Bonner Hills, Craig will need a about a week to complete. Between Casa Villa and the Devloper, together they will have find a way to repair the damage. Rudy also talked to Craig at F&S, about fixing the Cul de sac

on War Bonnet, with the ring of rocks, like the one on Preservation Drive, when the last two houses are complete.

Villas - Ed Covell contractors have been parking behind the last two houses on War Bonnet in the open field.

We are still paying down the Villas water bill with the city at about \$770.00 per month.

We are still searching for a builder to build more Quad like Condos for us, have contacted a builder in Jackson Michigan that is interested, but still looking for more.

We need pricing on the indoor plumbing to separate the buiding from the irrigation piping and each have it's own meter.

5 Budget Update: Rudy

Winter budget has been spent with all the salt that had to be applied, salt has increased in price, but will still have November and December to cover of this year. Rudy did ask Craig at F&S to try and use less salt, which he did.

The Summer budget has \$15000.00 allocated for us with \$1000.00 in contingency funds.

\$11000.00 in funds for road repairs.

Potential projects, separate the North Meter and dredge out the pond by North entrance, Ed talked to Bennett about the pond, waiting on pricing, also would like to tile out the sitting water in the woods by the North entrance.

6 Review Street Crack Filling and Seal Coating Quotes:

Rudy talked to 3 vendors, only 2 in so far.

Barts Asphalt, \$2750.00 for crack filling and \$19,750.00 for seal coating, \$22,500.00 for both. Seal coating here is 1 coat.

K&B Asphalt, \$18,500.00 for crack filling and \$32,827.00 for seal coating, \$51,327.00 for both. Seal coating here is 2 coats. At the present time, to stay within budget we can only afford the crack filling.

This has to be presented to all home owners at the community meeting in July.

Still waiting for pricing from the 3rd vendor.

7 Abandoned lot Estates - discuss options:

Lot 3 has been abandoned by the builder, but will needed to be

maintained.

Park discussion was DOA, for now we will get it surveyed and mowed.

8 Repair of water line and additional meter - North Entrance

Representative from Select Management needs quote from Casa Villa to have their brick mason to repair, Dominic from Casa Villa owes Select Management a number to proceed, Select Management to handle the repair.

9 Solar Panel policy for each community

Estates is complete, policy is posted on web site.

Ponds will be done the middle of June.

Villas to work on theirs, to be finished by July 1, 2026

10 Finalize agenda for July 15th, 2026 Community meeting

Location Tecumseh Public Library Room A 1/2

Wednesday July 15th, 2026

5:30 PM to 7:30 PM

Agenda

- 1 Call to Order
- 2 Establishment of Quorum / Roll Call
- 3 Welcome Homeowners
- 4 Approval of 2025 annual meeting minutes
- 5 President / Treasurer Update
- 6 Association Reports
 - Villas
 - Estates
 - Ponds
- 7 Old Business
 - Repair of North Entrance Wall
 - Crack filling of streets
 - Solar Panel Policy established
- 8 New Business

- Homeowner input on future street replacement funding
- Homeowner input on proposal to change how the Community Association is funded

9 Q and A from Residents

10 Adjournment

11 New Business:

Vote taken on posting 15 MPH speed limit signs to both entrances, vote passed 6 - 0.

12 Adjourn