

PONDS OF BONNER HILLS

HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS ORGANIZATIOAL MEETING, JULY 2, 2025
TECUMSEH POLICE DEPARTMENT CONFERENCE ROOM

1. CALL TO ORDER 5:08PM (EGGLESTON)
2. STATEMENT OF QUORUM
DIRECTORS PRESENT: EGGLESTON, HERNANDEZ, CARTER
GUESTS PRESENT: WINELAND (IMMEDIATE PAST PRESIDENT)
3. ACCEPTANCE OF NEW DIRECTORS
DIRECTORS-ELECT: RILEY
DIRECTORS-ELECT: DEEMER (ABSENT)
4. ASSIGNMENT OF OFFICERS (EGGLESTON)
PRESIDENT: DOUG EGGLESTON
VICE PRESIDENT: GEOFF CARTER
TREASURER: ANNICK HERNANDEZ
SECRETARY: BRAD RILEY
MEMBER-AT-LARGE: SUSAN DEEMER
5. ADDITIONAL ASSIGNMENTS:
DOUG EGGLESTON AND ANNICK HERNANDEZ TO COMMUNITY
BOARD OF DIRECTORS
6. DISCUSSION OF CURRENT TOPICS BEFORE THE BOARD (WINELAND)
7. MEETING FREQUENCY (EGGLESTON)
REGULAR MEETINGS TO BE CONDUCTED BI-MONTHLY, THE SECOND
WEDNESDAY OF THAT MONTH AT 5:00PM, AT THE TPD
CONFERENCE ROOM. THE FIRST REGULAR MEETING IS SCHEDULED
FOR AUGUST 13, 2025
8. ADJOURNMENT (EGGLESTON) 6:00 PM

The Ponds of Bonner Hills

Homeowners Association

Board of Directors Regular Meeting Minutes

Police Station Conference Room

August 13, 2025 5:00pm

I. Call to order: (Eggleston) 5:02

II. Proof of Notice: Waived

III. Quorum

A. Present: Eggleston, Carter, Hernandez, Deemer, Riley

B. Absent: None

C. Guests: Jim Sutton (Select Management)

IV. Approval of Annual Meeting minutes 6-24-25

A. Motion to approve by Hernandez, Seconded by Carter

B. Motion passed 5/0

V. Treasurers Report (Hernandez)

A. A discussion was held concerning the property taxes for parcels of land on which property taxes are being paid. It may be possible to reclassify these lots and avoid property taxes. More information is needed to decide the best course of action. Jim Sutton will provide information regarding the location of the lots, and this topic will be addressed in greater detail at the October meeting.

B. Financial report for the Ponds was reviewed including the current CD and money market rates. A motion by to move CDs to local bank after maturity date was made by Eggleston. Seconded by Deemer. Motion passed unanimously.

C. Would like to get the cost and billing of miscellaneous work F & S is performing. (such as irrigation system repairs) Jim Sutton to contact F&S and get estimate.

VI. Old Business

A. Tree planting

i. Discussed proposal to add 16 trees in common areas throughout the Ponds. Reviewed map and proposed location of trees.

ii. Motion by Hernandez to conduct walkthrough of neighborhood to finalize location and the number of trees. The motion was seconded by Carter. Approved unanimously. Finalize proposal for review and approval at October meeting.

B. Removal of survey sticks

i. Jim Sutton to communicate to the community that the stakes can be removed.

VII. New Business

A. Elimination of short-term rentals (discussion)

i. Discussed a proposal to modify master deed to prohibit short term rentals (less than thirty days)

ii. Motion to pursue the adoption of the ban on short-term rentals by Carter. Seconded by Riley. Approved unanimously.

New Business (Continued)

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B. Imposition of assessment

- i. Discussed Administration rule #25-1 – Assessments. Concern that wording could be misunderstood leading to unnecessary charges. Also discussed best methods of communicating by-laws and any policy changes.
- ii. Will investigate location of by-laws and have further discussion at October meeting.

C. Move modification request to Regular meeting

- i. Discussed current method of reviewing modification requests.
- ii. Motion to include the modification approvals/denials in regular meeting minutes but without personal details was made by Eggleston. Seconded by Hernandez. Approved unanimously.

D. Burn Policy

- i. Reviewed a proposed Burning Activities Policy. Motion to adopt the policy made by Hernandez. Seconded by Deemer. Approved unanimously.
- ii. Jim Sutton (Select Management) will send copy to all homeowners