

**BONNER HILLS ESTATES  
ANNUAL MEETING MINUTES  
WEDNESDAY, JULY 23, 2025 6:00PM  
TECUMSEH DISTRICT LIBRARY  
215 NORTH OTTAWA STREET**

**I. Call to Order:**

The meeting was called to order by President Southworth at 6:02PM

**II. Quorum:**

A quorum was established. There were eight residents (including board members) representing ten units. Jim Sutton of Select Management was also present.

**III. Approval of Minutes:**

A motion by Paluch, seconded by Phenecie, to approve the minutes from the General Membership Annual meeting of the Estates dated July 25, 2024. The motion was unanimously approved.

**IV. Reports:**

President Southworth stated that in the last calendar year eight new families have moved into the Estates resulting in a total of 32 units sold. The board has approved a total of eleven modification requests. Complaints from residents included: painting on roadway, drainage issue and solicitor trespassing, all of which were remedied. The city is now monitoring unkempt yards and lawns and other violations by issuing warning letters and/or citations if deemed necessary. Southworth also provided a reminder that there is no parking allowed on either War Bonnet or Preservation Drives including the road edge and respective cul-de-sacs.

Vice President/Treasurer Paluch described the formula used to determine HOA fees. He also described projects that are in the works.

**V. Comments:**

Rich Herron questioned the use of the Bonner Hills Estates web-site which was addressed by VP Paluch.

**VI. New Business:**

**a. Election of Officers**

All nominated officers (i.e. Southworth, Phenecie and Lossing) were re-elected to their respective positions.

**b. Appointment of Community Association Representatives**

Richard Lossing was appointed to represent the Estates on the Community Association HOA. Rudy Paluch remains President of the same.

**VII. General Discussion by Members**

**VIII. Adjournment:**

The meeting was adjourned at 6:22PM

## HOW ARE OUR HOA FEES DETERMINED AND WHERE DO OUR HOA FEES GO?

There were originally fifty (50) units in the Master Deed

Modifications and reconfigurations of the layout of the estates, *by the developer in conjunction with the city of Tecumseh*, have resulted in the elimination of five of these units (specifically 1, 2, 28, 29, 50) which leave forty-five (45) units.

Of the forty-five units:

There are **twenty-nine** (29) owners of **thirty-two** (32) units

- 26 on Preservation Drive
- 6 on Warbonnet Drive

which are, or should currently be, paying the HOA fees.

Of the remaining thirteen units, five (5) [Units 41, 42, 43 44 and 49 all on Warbonnet] are in various stages of construction, four (4) [Units 10, 33, 34, 35] are being prepared for construction and *four* (4) [specifically units 3, 32, 39, 40] have a dormant, and undetermined, status.

Of these forty-five there are currently **thirty-two** owned units “carrying the ball” for the forty-five.

Five additional should come on board in late 2025 and the remaining four in calendar 2026.

The Bonner Hills Community Association budget for 2026 is set at \$82,000.

As defined by Article VI, Section 2, subsection (b) 1) of the Master Deed of Bonner Hills Estates as found on page 12 of 107, the Estates portion of the Community Association’s budget is 35% or \$28,700.

Also, as defined in Article X, Section 12, the Estates shall maintain a reserve fund.... in an amount equal to at least 10% of the Bonner Hills Estates Condominium Association’s current annual budget (or \$3,400)

The remaining budget items not included above consist of legal, accounting and management fees of approximately \$5,000 administrative fees and income tax of about \$500 and insurance of \$1,000. Contingencies and working capital totaling \$2,500 make up the remainder of the budget totaling \$37,700.



**2025 ANNUAL REPORT FROM THE PRESIDENT**

- We welcomed eight (8) new households to the Estates since our last annual meeting
- Modification Requests
  - 4 Decks
  - 6 Landscaping
  - 1 Driveway enlargement

Enhanced turnaround time for modification requests through use of board email exchanges rather than scheduling/scheduled meetings.

- Complaints from members
  - 1 Miscellaneous – painting/roadway
  - 1 Drainage issue
  - 1 Trespassing solicitor

All of the above were addressed and satisfied.

- The city of Tecumseh is monitoring unkempt yards/lawns, exposed trash containers, etc. and issues warning letters and/or citations if necessary.
- Reminder of no parking on either Preservation or War Bonnet Drives, their respective cul-de-sacs, or road edges.