**BONNER HILLS CONDOMINIUM COMMUNITY ASSOCIATION**

**BOARD OF DIRECTORS MINUTES**

**Special Meeting of MAY 5, 2025**

**Call to order**

President Rudy Paluch called the meeting to order at 5:00 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) Absent: Director Mike Misiak (Ponds)

# Purpose of the Special Meeting

For the Community Association Board to understand the Villas request for a reallocation of Community Association fees from the Master Deed Method of allocation, 35% Estates, 44% Ponds, and 21% Villas, to an allocation taking the Community Association budget and dividing equally among the total number of community owners. This method would result in an increase in fees in one association and a reduction in 2 others. The board was also given a legal opinion from the Law firm of Maddin Hauser. The opinion stated that the Bonner Hills by law allows only one method of calculating each association’s allocation of fees and that the board alone cannot take any action to accommodate a change in allocation. The only way to make a change to the bylaws is for each association to approve a change by a super majority of 66 2/3% voting yes.

* Bill Zitnik explained the history of why the Villas is only at 12 units versus a planned 40 units and how the developer allowed the lots to lapse into common ground.
* The board discussed and presented the Villas with a bid proposal from Casa Villa homes to build 4 “Ponds type units”. The units will not fix the Villas issues with costs but could provide a potential 25% reduction in fees. The Villas Board was asked to review the proposal and have a discussion with its homeowners on the next steps and to advise the Community Association board of the results.
* The Board took no further action.

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| **Proposed Equalized**  **HOA fee**  **All units/ parcels** | **Estates** | **Ponds** | **Villas** |
| $73,885 | 35% of budget | 44% of budget | 21% of budget |
| 138 units/parcels | 42 parcels | 82 units | 12 units |
| $44.62/month | $51.31/month | $33.04/month | $107.75/month |
|  |  |  |  |

The meeting was adjourned at 5:50 pm.

Respectfully submitted by

Rudy Paluch

President

B H Community Association BOD