

**Bailey's Grove Property Owners Association
Annual Meeting of Members**

November 24, 2009

Minutes

The Bailey's Grove Property Owners Association held an Annual Meeting of Members on November 24, 2009, at the Bailey's Grove Clubhouse. The following Board Members were present: Tom Dunn, David Elles, Denise Johnson, Steve O'Conner, Fred Olejniczak, Brian Toronyi and Brian Waalkes. Absent were Bart Boogerd, Mike Caldwell, George Samra, Lynn Skripka and Jim Thompson. Also present were Jim Heglund and Mary Harrison from REALICO and Ron Koroleski from P.P.M.

Call To Order

The meeting was called to order at approximately 7PM by President Toronyi. It was noted that 35 members were present in person or proxy.

Introductions

President Toronyi introduced the Board of Directors and the Management team.

President Presentation

2009 Review, President Toronyi presented the membership a slide show outlining several community events and issues including:

- Long term property evaluation
- Bike Trail along 60th St. - Trail Patrol Volunteers
- Down Economy – Empty Homes?
- Swimming Pool Revised Go to Business Plan
- Social Media (Facebook and LinkedIn)
- Nixle
- October 4th Tire Slashing
- Online Complaint Form

President Toronyi spoke about the timeline of reserve advisors report and said that there would be \$180,000 spent over the next five years and \$400,000 on the following five years for repairs and replacements.

President Toronyi spoke about the increase on the profit made on the swimming pool for 2009 by opening it up to outside the BG membership.

2009/2010 Budget Reports

Denise Johnson, Treasurer gave a detailed report regarding the 2009 expenses and income. Treasurer Johnson also explained to the membership each line item in the 2010 budget and an explanation of the dues increase relaying the necessity of a dues increase due to the Reserve Study Analysis recommendation to begin building reserves for future repair and replacement of common elements.

Property Management Report

Jim Heglund, President of REALICO, addressed the membership regarding several items. He explained the four basic functions of property management services provided by REALICO; administrative, financial, maintenance and communications management. He explained how the rules for violations are enforced.

Mr. Heglund suggested to the membership that any time there were any questions regarding any aspect of management to contact REALICO. Also he relayed that the books and records of the Association were available to all members to review during normal business hours.

Mr. Heglund thanked and praised the Board of Directors for all its dedicated efforts on behalf of the Association.

Mr. Heglund introduced Mary Harrison as the new property manager and thanked President Toronyi and the Board for helping to make the transition.

Mr. Heglund explained the increase in the Association Initiation Fee, which was previously \$100 to \$200 beginning in 2010.

Mr. Heglund reported that there were 36 homes sold last year at Bailey's Grove. Mr. Heglund relayed that REALICO, would be providing additional home sale information in the future.

Elections

Jim Heglund as temporary chair explained the nomination and election process.

Denise Johnson and Blake Driver were introduced as the two candidates to serve on the Board of Directors for a two year term.

The candidates introduced themselves and gave a brief personal bio.

Chairperson Heglund accepted a motion, and a second, and after further discussion the two candidates were unanimously elected by voice vote to serve a term of two years each.

The newly elected directors were warmly congratulated by the membership

Other Business

President Toronyi introduced Ron Koroleski from PPM and thanked him for all of his dedicated efforts on behalf of BGPOA.

President Comments

President Toronyi encouraged the membership to offer suggestion for 2010.

The membership relayed the following items for the Boards consideration:

1. Is it possible to have some public trash cans dispersed around BG to help with reducing the amount of trash seen around?
2. Paris Park bridge (on the uncompleted portion of the trail) improvements.
3. How long will the traffic/safety cones along South Grove be in place?
4. Street "No parking" enforcement. How can this be enforced?
5. Should the Rules and Regulation be reviewed and possibly modified to reflect actual "as is" operation and use of mailbox and trash can rules?
6. What is the possibility of having a mass community mailbox like the North Condo's
7. Why were the ornamental grasses cut down in their prime bloom?
8. What is the practice of replacing tree's as they die
9. We need more visible contact information on the Newsletter (and other communications) for reaching REALICO.

Volunteer Opportunities

President Toronyi listed the following volunteer committee opportunities and encouraged the membership to get involved:

Also, he relayed the events that the social committee held in 2009 including Movie Night, Happy Hours, Fishing Event

2009 Meeting Dates

President Toronyi relayed the following Board of Directors meeting dates for 2010

January 12, 2010-Regular Board Meeting
April 13, 2010 – Regular Board Meeting
June 8, 2010 – Regular Board Meeting
September 14, 2010 – Regular Board Meeting
October TBD – Regular Board Meeting
November 23, 2010 –Annual Meeting of Members

Adjournment

There being no further business to come before the membership, and upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at approximately 8:30 PM.

Respectfully Submitted,

Mike Caldwell, Secretary