

Bailey's Grove Property Owners Association Annual Meeting of Members

November 23, 2010

Minutes

The Bailey's Grove Property Owners Association held an Annual Meeting of Members on November 23, 2010, at the Bailey's Grove Clubhouse. The following Board Members were present: Mike Caldwell, David Elles, Denise Johnson, Steve O'Connor, Fred Olejniczak, Brian Toronyi, Blake Driver, and Brian Waalkes. Absent were Tom Dunn, Lynn Skripka, Jim Thompson, Aryn Warpehoski, and Kathy Kluck. Also present were Jim Heglund, Amanda Wall, and Mike Tobin 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 37 members were present in person or proxy.

Introductions

President Toronyi introduced the Board of Directors and the Management team at REALICO, Inc.

President Report

2010 Review, President Toronyi presented the membership a Power Point outlining several community events and issues including:

- Social Media (Facebook and LinkedIn)
- Nixle
- Online Complaint Form
- REALICO's management service

Financials

Denise Johnson, Treasurer, gave a detailed report regarding the 2010 expenses and income. Treasurer Johnson also explained to the membership each line item in the 2011 budget and an explanation of the modest dues increase.

Property Management Report

Jim Heglund, President of REALICO, addressed the membership regarding several items. He introduced the REALICO staff along with the Lawncare, Pool, and Clubhouse representatives. He explained the Violations and Maintenance Procedure.

Mr. Heglund also overviewed the financials and answered questions from the membership. 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 gave a status report regarding Bailey's No. 26. After several questions from the membership, Mr. Heglund explained that more details would be relayed and that the Board would be discussing the issue at the next Board meeting. Lastly, Mr. Heglund thanked and praised the Board of Directors for all its dedicated efforts on behalf of the Association.

New Business

Mr. Heglund explained the nomination process and indicated that there were only five candidates to fill five vacancies. Mike Caldwell, David Elles, Steve O'Connor, Dirk Vaneyk, and Chris West were introduced as the five candidates to serve on the Board of Directors for a two year term.

Mr. Heglund accepted a motion, and a second, and after no further discussion the five candidates were unanimously elected by voice vote to serve a term of two years each.

Looking Into 2011

President Toronyi encouraged the membership to get involved with the community. Volunteer opportunities are available for anyone interested. Some areas that need volunteers are the Board of Directors, Pool Committee, Social Committee, and Newsletter distribution.

President Toronyi relayed the following Board of Directors tentative meeting dates for 2011:

- January 18, 2011 – Election of Officers
- April 19, 2011 – Regular Board Meeting
- June 21, 2011 – Regular Board Meeting
- September 20, 2011 – Nominations of Board Candidates
- October 18, 2011 – Budget Meeting
- November 22, 2011 – Annual Meeting of Members

Other Business

President Toronyi encouraged the membership to offer suggestion for 2011, and the membership relayed the following items for the Board's consideration:

1. Projection of dues increase.
2. Can the \$50 for homeowners who water the common areas be increased?
3. Can there be a fence put up on West Grove near the ravine?

The Board indicated it would discuss these items at future Board Meetings.

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