

BAILEY'S GROVE PROPERTY OWNERS ASSOCIATION BOARD MEETING

April 19, 2011

MINUTES

The Bailey's Grove Property Owners Association Board of Directors held a meeting on Tuesday, April 19, 2011 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: Blake Driver, David Elles, Denise Johnson, Steve O'Connor, Fred Olejniczak, Carolyn Rubin, Jim Thompson, Dirk Vaneyk, Brian Waalkes, and Aryn Warpehoski. Absent were Mike Caldwell, Kathy Kluck, and Chris West. Also present was Jim Heglund and Amanda Wall from REALICO, Inc.

Call To Order

The meeting was called to order at approximately 7:00 PM by President Johnson.

Approval of Previous Meeting Minutes

The minutes from the January 18, 2011 Board of Directors Meeting were reviewed, and upon a motion duly made, seconded and unanimously carried, the minutes were approved as written.

New Business

Communications: The Board discussed Residents' Services and a way that young adults in the neighborhood could be contacted to do small jobs such as lawn mowing, babysitting, etc. The Board determined that an article would be placed in the next newsletter that young adults could send their contact information and specialty to Melissa Terry at REALICO to be posted on the website for community members. The Board determined there would be a disclaimer stating it is not endorsing any of the workers, and that no business would be allowed to put their name on the list. The Board indicated that only ads or notices placed by parents should be posted.

The Board also discussed the Welcome Packet. Dirk Vaneyk indicated that he would like to see Bailey's Grove do a better job of welcoming their new residents. The Board discussed possible ideas for the welcome packet, which included coupons and information about the community. Dirk Vaneyk and Dave Elles indicated that they would work on putting together the welcome packet and present it to the Board at the next meeting.

The Board discussed selling ad space in the newsletter to help the neighboring businesses and to create revenue for the newsletter. After much discussion, it was determined that there could be a newsletter sponsor for each newsletter. The newsletter could be sponsored for \$100.00, which would include a banner ad and contact information for the sponsoring business.

Early Sign Up Incentives for Pool: The Board discussed having early pool sign-up incentives. After much discussion, it was determined that there would be no early sign-up incentives this year.

Independent Contractor Agreements: Jim Heglund indicated that the independent contractors that work at Bailey's Grove, Ron Koroleski and Keith Vanloozenoord, executed independent contractor agreements detailing their hourly rate and their responsibility for liability and workers compensation insurance.

Lighting near Pool & Clubhouse: Jim Heglund explained that extra lighting had been approved last year and was going to be placed near the pool to provide extra security. He also indicated that it was necessary to add lighting to the clubhouse parking lot to help heighten security and keep unwanted cars from parking in the parking lot after dark. The Board determined that there was a need for the lighting and it was;

RESOLVED, that REALICO contract with a contractor on the behalf of Bailey's Grove Property Owners' Association to install pole lighting in the parking lot of the Bailey's Grove Clubhouse with the price not to exceed \$2,280.00.

Other: Jim Thompson indicated to the Board that there is an issue with diseased evergreen trees in the Villas of Bailey's Grove and informed the Board that it would be preventative to have the trees in BGPOA inspected for diseases. Amanda Wall indicated she would have the Tree MD do an inspection.

Jim Thompson also indicated that the trail around the pond in Bailey's Grove has not been taken care of properly by the City of Kentwood. He asked that the Board consider contacting the City of Kentwood and request the trail be properly maintained. Also, Jim Thompson indicated he has not been able to move the City of Kentwood to action on installing curbs at the 60th Street entrance.

Financial Reports

Steve O'Connor, Treasurer, gave a report regarding the 2011 expenses to date. He also asked the Board to consider extending the no late fee to May 31, 2011. The Board determined that they would extend the no late fee and indicated to REALICO that Deb Stone should send out invoices to indicate this extension.

Property Management Report

Jim Heglund of REALICO presented a written Property Management Report to the Board of Directors for the period from January 17, 2011 – April 15, 2011 covering the foregoing items (copy of report attached).

Unfinished Business

Bailey's 26: Jim Heglund reported on Bailey's No. 26. He explained the discussions with Mercantile Bank and was informed by the bank that it would consider the alternatives for completing the common areas.

Mailboxes: Amanda Wall indicated that there was in fact a discount on the mailboxes for all Bailey's Grove residents if they bring the newsletter with them to the 28th Street Home Depot. The Board also discussed having information regarding contractors to install the mailboxes. It was determined that contractors contact information would be published in the next newsletter for the use of any interested homeowners.

Other: The Board discussed the curbing at the south entrance off 60th Street. After much discussion, it was determined that Jim Thompson and REALICO would write a letter to the City of Kentwood regarding the installation of curbing at the south entrance off 60th Street along with the repair of existing curbing. Further, Jim Heglund of REALICO was directed to write a letter to the City on behalf of the Board, if necessary.

Meeting Dates

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

Adjournment

There being no further business to come before the Board, a motion for adjournment was made, seconded and unanimously carried, the meeting was adjourned at approximately 8:20pm.

Respectfully Submitted,

Dirk Vaneyk, Secretary