

**BAILEY'S GROVE PROPERTY OWNERS ASSOCIATION
BOARD MEETING**

January 18, 2011

MINUTES

The Bailey's Grove Property Owners Association Board of Directors held a meeting on Tuesday, January 18, 2011 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: David Elles, Denise Johnson, Fred Olejniczak, Jim Thompson, Brian Toronyi, Blake Driver, Kathy Kluck, Dirk Vaneyk, and Chris West. Absent were Mike Caldwell, Steve O'Connor, Carolyn Rubin, Brian Waalkes, and Aryn Warpehoski. Also present was Jim Heglund and Amanda Wall from REALICO, Inc.

Call To Order

The meeting was called to order at approximately 7:10 PM by President Toronyi.

Approval of Previous Meeting Minutes

The minutes from the November 23, 2010 Annual Meeting of Members were reviewed, and upon a motion duly made, seconded and unanimously carried, the minutes were approved as written.

President's Report

President Brian Toronyi gave a farewell speech that shared how much he enjoyed his experience on the Board and working alongside many Bailey's Grove residents. He also indicated he would only be a phone call away and will still be involved. Brian challenged the Board to stay focused and keep the best interests of Bailey's Grove in mind when making decisions.

Election of Officers

The following slate of officers were nominated to serve in the noted positions:

Denise Johnson	President
Blake Driver	Vice President
Dirk Vaneyk	Secretary
Steve O'Connor	Treasurer

Upon a motion duly made, seconded, and unanimously carried, the above slate of officers were elected to serve on the Board of Directors for a period of one year ending following the next annual meeting of members.

Committee Appointments

The following slate of liasons were nominated to serve on the noted committees:

Brian Toronyi	Public Safety Committee
Mike Caldwell	Social Committee
Denise Johnson	Pool Committee
Blake Driver	
Chris West	Architectural Control Committee

Communications

The Board received a correspondence from a homeowner about rental restrictions in the neighborhood. The Board discussed the restrictions, but determined that it would be against the Association By-laws and the Michigan Law to restrict rentals. It was also determined that if it was possible, it would likely make BGPOA less attractive to purchasers and property values would likely drop, because of the amount of vacant homes and/or foreclosures that would occur.

The Board also discussed having a welcome committee for the new homeowners in Bailey's Grove. REALICO indicated that they would supply the Board with the welcome package that is received by each new homeowner for review.

Financial Reports

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 of REALICO presented a written Property Management Report to the Board of Directors for the period from September 23, 2010 – January 17, 2011 covering the foregoing items (copy of report attached).

Unfinished Business

Jim Heglund reported on Bailey's No. 26. He explained the discussions with Mercantile Bank and where Bailey's Grove now stands.

Jim Heglund reported that REALICO was able to negotiate a lower price for mailboxes. The Board discussed supplying the mailboxes at the clubhouse, but it was determined that the homeowners would be notified that they could pick the mailboxes up at Home Depot for the lower price by saying that they lived in Bailey's Grove.

Meeting Dates

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

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 8:30pm.

Respectfully Submitted,

Dirk Vaneyk, Secretary