

BAILEY'S GROVE PROPERTY OWNERS ASSOCIATION BOARD MEETING

June 21, 2011

MINUTES

The Bailey's Grove Property Owners Association Board of Directors held a meeting on Tuesday, June 21, 2011 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: Blake Driver, Denise Johnson, Fred Olejniczak, Dirk Vaneyk, Brian Waalkes, and Chris West. Absent were Mike Caldwell, David Elles, Kathy Kluck, Steve O'Connor, Carolyn Rubin, Jim Thompson, Aryn Warpehoski, 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 April 19, 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

Parking and Speed Limits: Amanda Wall indicated to the Board that she was working with the City of Kentwood about limiting the street parking and slowing down the speed of vehicles within Bailey's Grove.

Trees: The Board requested that REALICO get an assessment on the health of the trees within Bailey's Grove. Tree MD did the assessment and came to the conclusion that many of the trees needed the mulch pulled away from the trunks of the trees. Jim Heglund indicated to the Board that he had asked John Ophoff, who installed the bark mulch, to go through the association and pull back the mulch from around the trunks. After the mulch was pulled away, Tree MD will be giving the Board another quote to take care of some issues with the roots.

The Board also discussed shaping the trees and removing the dead ash trees throughout the neighborhood. Jim Heglund indicated that management would get some quotes on replacing the trees. The Board after some discussion requested that management get some quotes on replacement trees for the Ash Trees throughout the neighborhood. The Board determined that many of the Ash tree replacement was the homeowner's responsibility, but it would like to have a discounted price and a suggested contractor available on the website for the homeowners.

Sealcoating/Road Repairs: Jim Heglund indicated that the Board needed to consider road repair and in future years, sealcoating of the private roads and the clubhouse parking lot. He reported that there have never been any repairs or sealcoating done, and it would help keep the roads in good repair for longer if done. After some discussion, it was;

RESOLVED, that REALICO, contract on the behalf of Bailey's Grove Property Owners Association with a contractor to do road repairs on the private roads and the clubhouse parking lot. The repair cost not to exceed \$5,000.00.

Class Action Lawsuit Against Roofing Company: Amanda Wall indicated that she had received calls from homeowners asking if REALICO or the Board was in a class action lawsuit against the roofing company that did the roofs in Bailey's Grove. The Board discussed that there was no class action lawsuit and that even though the roofing company did not use good materials, each homeowner would have to replace their roofs as needed.

Other: Denise Johnson indicated that she would like to have the perennials split in the fall because of the growth and amount of perennials throughout the association. The Board agreed and determined to have the perennials split them in the fall and sell them at the Octoberfest for a discounted price.

The Board also discussed the pool and how the paint is peeling already after only 2 years. It was determined to have management contact the Choice Solutions who painted the pool and see what type of warranty might be available.

Financial Reports

Jim Heglund gave an informational treasurer's report indicating there was \$97,268.27 in the checking account and \$82,782.69 in the reserve accounts.

Property Management Report

Jim Heglund of REALICO presented a written Property Management Report to the Board of Directors for the period from April 15, 2011 – June 17, 2011 covering the foregoing items (copy of report attached). Jim Heglund also relayed that REALICO had recently hired Matt Greenfield to take care of miscellaneous maintenance items at BGPOA and other associations at the chargeable rate of twenty-five dollars per hour.

Unfinished Business

Letter to City About Curbing: Amanda Wall indicated that she had talked with the City of Kentwood and determined that they were working on the request to install curbing on the 60th Street entrance. She indicated that she would keep the Board updated as new information became available.

Bailey's Grove No. 26 Update: Jim Heglund reported that he was still working with Mercantile Bank to come to an agreement. He suggested that the association not release any further lot sales in Bailey's Grove No. 26 until full payment for past lot dues were paid by Mercantile.

Welcome Packet: Dirk Vaneyk indicated that he and David Elles were still working on getting the welcome packet together.

Selling Ad Space in Newsletter: The Board discussed adding more ads in the newsletter, because of the amount of interest in advertising. After some discussion, it was;

RESOLVED, that there could be up to four advertisers allowed in each newsletter, at the discretion of the Board and Melissa Terry.

Other: The Board discussed items that they would like included in the July Newsletter. Amanda Wall indicated she would pass the list on to Melissa Terry.

Meeting Dates

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 8:00pm.

Respectfully Submitted,

Dirk Vaneyk, Secretary