

Bailey's Grove Property Owners Association Annual Meeting of Members

November 22, 2011

Minutes

The Bailey's Grove Property Owners Association held an Annual Meeting of Members on November 22, 2011, at the Bailey's Grove Clubhouse. The following Board Members were present: Mike Caldwell, Blake Driver, Rick Engle, Denise Johnson, Steve O'Connor, Fred Olejniczak, Carolyn Rubin, Jim Thompson, Dirk Vaneyk, Aryn Warpehoski and Chris West. Also present were Jim Heglund and Amanda Wall from REALICO.

Call To Order

The meeting was called to order at approximately 7:00 PM by Denise Johnson. It was noted that 41 members were present in person or proxy.

Approval of Previous Meeting Minutes

The minutes from the last Annual Meeting of November 23, 2010 were distributed to the co-owners as previously approved by the Board of Directors. Upon a motion duly made, seconded and unanimously carried, the minutes were approved as written.

Introductions

President Johnson introduced the Board of Directors and the Management team of REALICO, Inc. New owners in attendance since the last annual meeting were warmly welcomed by the membership.

President Report

2011 Review: President Johnson presented the membership a Power Point outlining several community events and issues including:

- A. Parking Issues*
- B. Job Shop*
- C. Advertising*
- D. Perennial Sale*
- E. Maple & Other Tree Issues*

Financials

Treasurer's Report: Steve O'Connor, Treasurer, gave a detailed report regarding the 2011 expenses and income. Treasurer O'Connor also explained to the membership the detail of the 2012 budget.

Property Management Report

Jim Heglund, President of REALICO, addressed the membership regarding several items. He introduced the REALICO staff. Mr. Heglund thanked and praised the Board of Directors for all its dedicated efforts on behalf of the Association.

New Business

- A. *Violations* - A report summary was presented to the members with discussion. Violations were addressed and the procedure for violations was also discussed.
- B. *Maintenance* - A report summary and procedure for reporting new maintenance was discussed.
- C. *Pool Report* - A report was given to membership on improvements and updates.
- D. *Clubhouse Report*- A report was given to membership
- E. *Market Watch* – Details on home sales were presented to membership
- F. *Election of Directors*
 - 1. *Explanation of Voting* – Vote for Two (2) – Each for a Two-Year Term
 - 2. *Expiring Terms*
 - a. *Blake Driver*
 - b. *Denise Johnson*
 - 3. *Introduction of Candidates*
 - a. *Blake Driver* – Brief introduction
 - b. *Shawn Harris* – Not present
 - c. *Denise Johnson* – Brief introduction
 - d. *Peter Oosting* – Brief introduction
 - e. *Christine Pevic* – Not present
 - 4. *Appointment of Tellers*
 - 5. *Voting/Collection of Ballots*
- G. *Volunteer* - Opportunities were presented to the membership
- H. *Social Committee* – Events were provided to the membership
- I. *Meeting Dates* – The 2012 Board of Directors meeting dates were relayed
 - January 17, 2012 – Election of officers
 - April 10, 2012
 - June 26, 2012
 - September 18, 2012
 - October 23, 2012
 - November 20, 2012 – Annual meeting

Other Business

Homeowner Comments: During balloting there was general maintenance, pool, lighting and financial topics discussed with the membership, the board and management. No specific action items were created.

Election Results: Jim Heglund was presented with the certified election results. He thanked all the candidates for their willingness to serve the board. He announced that Blake Driver and Denise Johnson had been elected by plurality vote to serve two year terms, and the ballots were certified by the election tellers. By unanimous consent, the membership acknowledged and accepted the results as certified.

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 8:00 PM.

Respectfully Submitted,

Dirk Vaneyk, Secretary