



## Bailey's Grove Property Owner's Association January 10, 2006

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The meeting was called to order at 7:00 PM. The meeting was held in the Bailey's Grove Community Center.

Attending Board Member(s): Tom Dunn, Brian Toronyi, Mike Caldwell, Geri Eye, Janet Williams, Brandi Miller, Denise Johnson, Mark Shepard, Brian Waalkes, Chris Soibeck, Fred Olejniczak and Robert Brady

Absent Board Member(s): John Long, Lois Luxmore and Bart Boogerd

Also in attendance were Scott Gerow and Lacey Wesley (Gerow Management).

Tom Dunn welcomed and thanked everyone for attending. The agenda was presented.

### Kentwood Public Schools Update

On February 28, 2006 there will be an election for the renewal of the KPS Building and Site Sinking Fund. Tom Dunn attended as recent meeting that KPS hosted to explain the millage. Tom provided a copy of the handout package that KPS provided all attendees.

### Officer Election Introductions

Tom Dunn announced that he would not be running for re-election as President. Tom provided a brief overview of the workload of the President position. Tom also will no longer be on the ACC. Each current Officer spoke about their position and its duties. Speeches for each candidate were given. Mark Shepard for Vice President and Denise Johnson for Treasurer ran unopposed. A motion was made by Brian Waalkes to accept Mark and Denise for the positions they are running for. Geri Eye seconded the motion. A vote was taken. All yeas, no nays. Motion carried. Election of the President and Secretary will be held later in the meeting. Brian Toronyi was nominated by Geri Eye and accepted nomination for office of Secretary if he does not win Presidential election.

### Gerow Management Update, Scott Gerow

Scott read a letter from a resident that desired to have a \$17 lien processing fee removed from their account. Due to special circumstances the board considered this case. A motion was made by Geri Eye to continue to pursue collection on the \$17. Brandi Miller seconded the motion. A vote was taken. 5 yeas, 7 nays. Motion carried. The \$17 will be waived.

SBC will be installing an additional service box at Old Elm and Bailey's Grove Drive. This is scheduled to happen in July 2006.

Scott introduced Lacey Wesley. Lacey is the on-site property manager.

Scott spoke about the transition of Lacey taking over the Club House manager role. There have been some challenging renters of the club house. Scott and Lacey are doing several things to ensure that renters follow the rental contract. Modifying the penalty fee is under review.

A request was made to have a DVD player available to renters. A motion was made by Brian Waalkes to purchase a typical DVD player. Brandi Miller seconded. A vote was taken. All yeas, no nays. Motion carried.

Several members of the board had comments and suggestions now that we have moved forward with an on-site property manager.

- Concerns about strict enforcement of infractions from club house renters.
- On-site manager needs faster Internet access.
- On-site manager will send email "Alerts" as needed to the board to inform of any pressing issues.
- Gerow office will send by email a monthly report.
- Gerow will advance the board all invoices for \$25 type fee payment for approval before payment.
- On-site manager needs to be in the club house one evening per week.
- Post interior photo's of the club house on the Bailey's Grove website.
- Club house voicemail needs to be modified.
- Stay ahead of the issues. Be proactive.
- South Grove needs road edge markers for snow plow drivers
- South Grove entrance sign needs to be leveled.
- Brandi Miller will assist Lacey with getting the newsletter editing and creation transitioned.

#### Pool Update

The pool board is currently searching for a pool manager for the 2006 season. It is desired to have the new pool manager selected by March 31.

#### New Business/Non Agenda Items

Eastbrook Homes sold phase 26 to David Deavers.

#### Elections

Brian Toronyi defeated Geri Eye for the position of President by a vote of 8 – 4. Brian Toronyi was elected President for the 2006 year. The Secretary position will not be filled this term.

#### 2006 Meeting Dates

The Board meeting dates for 2006 will be January 10, April 11, June 13, September 12, and November 14. The Annual meeting will be November 30.

The next BGBOD meeting is April 11, 2006 at the Bailey's Grove Community Center. The meeting will start at 7:00 PM.

The meeting was adjourned 8:56 PM.

Please notify me of any errors or omissions.

Thank you,

Brian Toronyi  
Secretary, BGBOD