



Bailey's Grove Property Owner's Association April 11, 2006

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, Geri Eye, Janet Williams, Brandi Miller, Denise Johnson, Mark Shepard, Brian Waalkes, Chris Soibeck, Fred Olejniczak, John Long and Robert Brady

Absent Board Member(s): Lois Luxmore, Mike Caldwell and Bart Boogerd

Also in attendance were Scott Gerow and Lacey Wesley from Gerow Management, and a few residents.

Brian Toronyi welcomed and thanked everyone for attending. The agenda was presented.

Minutes from the previous meeting were accepted

Public Comments

Two residents that live next to the Club House voiced a complaint about excessive late night noise coming from the parking lot. Lacey has been in contact with these residents. The Police have been called on a few occasions. We'll review the matter further and make any needed adjustments to rental time and or a noise penalty.

President Report – Brian Toronyi

Our Committee's need more people. Start looking for interested people. Social needs a board representative. Mark Shepard has stepped forward to command the ACC. ACC still needs two more people.

Gerow Management Update, Scott and Lacey

Landscaping bids were presented. Three Oaks will provide bark for \$17k. ProCare will provide pre-emergent weed control for \$2,650. Brandi made a motion to accept both bids. Geri Eye seconded. A vote was taken. All yeas and no nays.

Freedom Circle area street pavement will be repaired by the City during the June/July time frame.

Scott will look into how the renewal process for our insurance was handled.

Scott received a complaint letter from a resident.

The DVD player for the Club House had not been purchased yet. Scott will handle this.

The welcome sign at South Grove needs to be leveled. Gerow will follow-up on this.

Lacey provided various monthly reports (call and issues logs). The reports were reviewed and commented on.

Treasurer Report – Denise Johnson

- We ended 2005 \$9k worse then expected.
- Later in 2006 there is a projected cash flow slow down.

- Geri Eye made a motion to make two payments during FY2006 to Eastbrook Homes instead of one. We will pay Eastbrook Homes on April 15 and Nov 15. Denise Johnson seconded. A vote was taken. All yeas and no nays.
- Waste Management has not sent us our rebate check. We will continue to pursue the rebate money.

Update on Deaver Development – Tom Dunn

- Dave Deaver states that the soonest roads could be constructed is 4-8 weeks from now.
- The city is making Deaver install sideways along a section of 60th street.
- Geri Eye said that Deaver wants his development to be called Bailey's Grove.

Committee Reports

Social – Easter Egg hunt will be April 15th 3:00 pm at the gazebo park.

Pool – A Pool Committee Report was provided.

- A Pool Manager for the season had been hired.
- Plans are underway to get the normal season startup events to occur.

ACC – Discussion centered on a single request. The request was to perform an addition to a home. The addition and redesign of the garage will be used to run a home business. The home owner is not required to seek approval for what he/she plans to do within the addition. The home owner is complying with City of Kentwood ordinances. The home addition does meet our standards. The request was approved.

Parks and Grounds – An upcoming meeting is being planned.

Communications

- Lacey spoke about the Newsletter process.
- A website report was provided by Brian Toronyi. A motion was made by Tom Dunn to pay John Long \$500 for one year of website creation and maintenance. Brandi Miller seconded. A vote was taken. All yeas and no nays.

Financial – No report given

New Business/Non Agenda Items

- None

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 June 13, 2006 at the Bailey's Grove Community Center. The meeting will start at 7:00 PM.

The meeting was adjourned at 9:33 pm

Please notify me of any errors or omissions.

Thank you,

Brian Toronyi - President, BGBOD