

**BAILEY=S GROVE PROPERTY OWNERS ASSOCIATION  
BOARD MEETING  
MINUTES**

**May 8, 2007**

The Bailey=s Grove Property Owners Association Board of Directors held a meeting on Tuesday May 8, 2007 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: Connie Balazs, Bart Boogerd, Bob Brady, Mike Caldwell, Tom Dunn, Rick Engle, Geri Eye, Jeff Gedeon, Denise Johnson, Chris Sobieck and Brian Toronyi. Absent were Fred Olejniczak and Brian Waalkes. Also present were Jim Heglund and Jake Heglund from REALICO and Ron Koroleski, from I. C. Professional Property Maintenance.

**Call To Order**

The meeting was called to order at approximately 7:00 PM by President Toronyi.

**Approval of Previous Meeting Minutes**

The minutes from the March 13, 2007 Board meeting were reviewed, and upon a duly made, seconded and unanimously carried, the minutes were approved with some grammatical corrections. Further, the Board directed REALICO to provide the Board, at its next meeting sample collections fee procedures for its consideration and adoption at the next meeting.

**President Report**

A. President Toronyi addressed the Board regarding Geri Eye's standing on the Board. There was detailed discussion regarding Geri's negative impact on the Board, which she took exception to. Geri Eye relayed to the Board that she had no intention of resigning from the Board, therefore upon a motion duly made, seconded, and carried, it was RESOLVED the Board of directors move to vote Geri Eye off the Board using the proper procedure according to the by-laws. The motion passes by nine yay's, 1 nay and one abstention.

B. Organizational Changes: The Board suggested that REALICO be appointed on the Architectural Control Committee with Brian Toronyi as the chair. Upon a motion duly made, seconded and carried the foregoing resolution was adopted with one nay, Geri Eye. Further, the Board dissolved all committees with the exception of the social and pool committee.

C. Code of Conduct: Brian Toronyi introduced a code of conduct for the Board of Directors of Bailey's Grove Property Owners Association. Upon a motion duly made, seconded and after some discussion with one nay vote by Geri Eye it was RESOLVED, the attached Code of Conduct be adopted as a guideline for Board members to observe while serving on the Board.

## **Property Management Report**

Jake Heglund from REALICO gave a property management report. Jake indicated he acquired a quote for the sprinkler system along 60<sup>th</sup> as well as the sprinkler repair along 60<sup>th</sup>. The Board directed REALICO to obtain more detailed quotes for the system including the costs to put a new meter pit in for the system. The sprinkler repair was also discussed and a motion was made, seconded and unanimously carried to authorize and direct REALICO to hire a contractor to repair the sprinklers along 60<sup>th</sup> up to \$3000.00 and to have a map of system being repaired drawn.

## **Treasurer Report**

Denise Johnson gave a treasurer's report indicating that the Association currently expects to be \$10,424 over budget. It was noted that the 2006 budget was \$6,889.00 under budget. Geri Eye asked a few questions and they were adequately answered by Denise.

## **Committee Reports**

A. *Social Committee*: Brian Toronyi indicated that the social committee had met but Amanda and Kim were not present to report.

B *Pool*: Brian Toronyi relayed to the Board that the last year's pool manager would not be returning and it will be necessary to replace her. It was relayed that the pool was open and that a sandbox was in the process of being constructed.

C. *Website*: John Long was not present to give a report. It was noted that the Association contracts with him annually to maintain the website in the amount of \$500

## **Open Items**

*Secretary Replacement*: The Board discussed voting for Mike Caldwell to be appointed as secretary in place of Geri Eye. After much discussion Upon a motion duly made, seconded and carried the appointed Mike Caldwell as secretary in place of Geri Eye it was noted that there was one nay vote by Geri Eye.

## **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.

Respectfully Submitted,

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Mike Caldwell Secretary