

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

June 10, 2008

The Bailey's Grove Property Owners Association Board of Directors held a meeting on Tuesday June 10, 2008 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: Jim Thompson, Ruth Kosturik, Mike Caldwell, Tom Dunn, Rick Engle, Geri Eye, Denise Johnson and Brian Toronyi. Absent were Fred Olejniczak, Brian Waalkes and Bart Boogerd. 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 April 8, 2008 Board meeting were reviewed. Upon a motion duly made, seconded and carried, the minutes were approved as written.

President Report

- A. President Toronyi addressed the Board and indicated that things were looking good and running smooth. President Toronyi also updated the Board on a few projects and miscellaneous maintenance items he was working on.
- B. President Toronyi discussed the need to have a fine policy implemented for the community. Upon a motion duly made, seconded and carried, the Board directed REALICO to distribute the following rule to the property owners in accordance with the by laws. Rule and Regulation # 08061001

Property Owners who are in non-compliance with the By-Laws or violate the Bailey's Grove Property Owners Association Declaration of Restrictions are subject to the following penalties:

- (a) *A warning letter will be issued to the property owner advising them of the violation and, if applicable, a finite time period within which if not corrected would constitute a second offense. A homeowner is entitled to a hearing with the Board of Directors by giving notice to the Board of Directors within ten (10) days from the date of notice of violation in accordance to paragraph 18 of the Declaration of Restrictions.*
- (b) *If the violation is not corrected within the prescribed time frame, a \$100.00 fine will be levied.*
- (c) *A continuing infraction will result in a \$150.00 fine, and if not corrected, will result in a \$250.00 fine. All fines are cumulative. Continued violation will result in legal action to remedy the infraction(s). A co-owner shall be responsible for all costs, including but not limited to attorney fees and additional management fees in the event of breach of the Declaration of Restrictions and or the By-Laws.*

Property Management Report

Jake Heglund from REALICO gave a property management report:

- a. Jake indicated the torn up sprinklers along 60th had been repaired as well as the new sprinkler system along the 60th street entrance had been installed.
- b. Jake presented the Board with a quote from Reserve Advisors. The board tabled the quote.

Treasurer Report

Denise Johnson gave a treasurer's report and answered several questions from the Board on the report.

Committee Reports

A. Social Committee: Brian Toronyi indicated that the social committee was planning a few events including an X-Box tournament.

B Pool: Brian Toronyi relayed to the Board that Jen Prefontaine was the new pool manager. The Board also briefly discussed the cost and benefits of a salt water system for the pool.

Open Items

A. Folding Chairs: The Board directed Jake from REALICO to obtain the cost for 30 folding chairs for the clubhouse.

B. Declaration of Restrictions: It was noted that Eastbrook had formally filed the Declaration of Restrictions and that they were now a recorded document for the Bailey's Grove Property Owners Association. Further, upon a motion duly made, seconded and carried, the Board directed REALICO to distribute the Declaration of restrictions to every resident in the community via first class mail.

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,

Mike Caldwell Secretary