

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

MINUTES

September 11, 2007

The Bailey's Grove Property Owners Association Board of Directors held a meeting on Tuesday September 11, 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 and Brian Toronyi. Absent were Fred Olejniczak, Chris Sobieck 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.

President Report

A. President Toronyi talked about the need for volunteers especially for the Architectural Control Committee and Pool Volunteers. It was noted that the Annual Meeting was near and noted that an article will be placed in the next newsletter to solicit for candidates to serve on the Board.

B. It was suggested the Board size be reduced as it has been difficult to get enough interested homeowners and a quorum is often not achieved. It was tabled by the president for further research.

Property Management Report

Jake Heglund from REALICO gave a property management report.

- 1) No Parking signs were ordered.
- 2) Bob Burchfield was announced as the new caretaker for the clubhouse.
- 3) Sprinkler installation quote at 60th, at Devers.
 - The sprinkler extension project along 60th St. was discussed at length and tabled.
- 4) Clubhouse furniture: a quote from Kentwood furniture and furniture photo samples were discussed and viewed. The Board discussed the various options of purchasing the furniture a la carte, some from Kentwood and some from Art Van. The Board unanimously authorized and directed Jake Heglund of REALICO to purchase tables from Kentwood and two love seats in the amount of approximately \$3,500.00

Treasurer Report

Denise gave a report detailing some to the expense categories conditions and expenditures. Three project discussions were introduced by Denise. No action was taken.

New Business

A. A letter received by Brian T. from a homeowner regarding the possibility of limiting leasing was discussed. It was agreed and understood that the by-laws contain no restrictions on leasing.

B A discussion was introduced by Brian T. regarding 3903 W. DeBlaay (Reames residence) and the addition that was constructed about a year prior. The same owners obtaining permission from the ACC to construct a basketball court it was noted has developed into a concern and protest of their neighbors because it is contented by the neighbors that it is too large and unsightly. The Board concurred that ACC was within its authority to grant the Reames permission. The Board concurred that the Reames have been cooperative with the Board to be amenable to screening the court and it was determined that it was in the best interest of the homeowners and neighbors to work amicably to resolve the issue and not to require its removal. There was some further discussion then, upon a motion duly made, seconded and without further discussion, it was RESOLVED, the prior actions of the Architectural Control Committee. Whether written or oral granting the Reames at 3903 W. DeBlaay permission to install the court be approved and endorsed as proper and official actions of the Architectural Control Committee and the past and current Board. There were two abstentions by the Villas Condominium Association directors, otherwise it was unanimous. Further, it was unanimously resolved hat the following restrictions be adopted of the sport court requiring the following:

1. To prevent a noise nuisance, homeowners shall not use the court beyond 9 p.m. any day of the week;
2. Screening with arborvitaes shall be planted to landscape and enclose the court;

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