



## Bailey's Grove Property Owner's Association September 12, 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): Brian Toronyi, Tom Dunn, Denise Johnson, Geri Eye, Brandi Miller, Mark Shepard, Brian Waalkes, Chris Soibeck, Mike Caldwell and Robert Brady

Absent Board Member(s): Fred Olejczak, Janet Williams and Bart Boogerd

Also in attendance were Scott Gerow and Lacey Wesley from Gerow Management.

Janet Williams has submitted a Proxy statement. Geri Eye has been appointed to vote for Janet.

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

Minutes from the previous meeting were accepted.

### Public Comments

No comments from any residents.

### President Report – Brian Toronyi

John Long has submitted his resignation from the board. Lois Luxmore has resigned from the North Condo board. Rick Engle will be taking Lois' spot on the BGPOA board.

Brian spoke about the Trash Can Storage rule. Discussion focused on the best way to enforce a rule that is ignored by well over 100 residents. Many members of the board had opinions on the issue. Several steps will be taken. Rules reminders will continue to be published in the newsletter. Information will also be included in the annual letter. Additionally, friendly letters will be sent to individual home owners as needed.

### Gerow Management Update, Scott and Lacey

Items of recent interest included a corn field growing in a rear yard on Long Grove and homes with more than one satellite dish.

Lacey receives 20 to 25 requests per day.

### Treasurer Report – Denise Johnson

Denise Johnson provided a written financial report. Gerow will write a letter to Waste Management seeking the refund check that we feel we are owed. There is over \$33,000 in uncollected dues money that we need to pursue collecting.

### Committee Reports

**Social** – No report given

**Pool** – A written report was provided.

**ACC** – Mark commented that working with Lacey has been going well. One major recent request was to install a basketball court in a back yard. Mark worked with the home owner and neighboring residents. The request was denied.

Tom Dunn spoke about Deavers Meadows. Deavers is seeking to connect to the south irrigation main to supply water for landscaping. Discussion focused on the cost and who would pay. It was decided to allow Deavers to connect to the water supply at his cost.

**Parks and Grounds** – A written report was provided. Discussion on remaining 2006 projects. A motion was made to approve \$20,000 to cover the remaining 2006 projects. A vote was taken. All yeas and no nays.

A motion was made to approve the renewal of the contract with ProCare. The contract is for two years at the cost of \$58,800 per year. A vote was taken. All yeas and no nays.

Mark Shepard presented two drawings of the suggested 60<sup>th</sup> street entrance improvements. Mark had been working with two Landscaping companies to obtain multiple ideas. No action taken at this time. Gerow will work on obtaining some additional information. All this information will be used in the near future.

**Communications** - A written report was provided for the Baileys Grove website.

New Business/Non Agenda Items

- Geri Eye asked to form a task force to interview other Property Management companies as possible replace of Gerow Property Management. Several members of the BGBOD will participate.

2006 Meeting Dates

The Board remaining meeting date for 2006 will be November 14. The Annual meeting will be November 30.

The next BGBOD meeting is November 14, 2006 at the Bailey's Grove Community Center. The meeting will start at 7:00 PM.

The meeting was adjourned.

Please notify me of any errors or omissions.

Thank you,

Brian Toronyi - President, BGBOD