

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

**MINUTES**

**November 11, 2008**

The Bailey's Grove Property Owners Association Board of Directors held a meeting on Tuesday November 12, 2008 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: Jim Thompson, Fred Olejniczak, Mike Caldwell, Rick Engle, Geri Eye, Denise Johnson and Brian Toronyi. Absent were Brian Waalkes, Bart Boogerd, Ruth Kosturik and Tom Dunn. Also present was 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 September 9, 2008 Board meeting were reviewed, and upon a duly made, seconded and unanimously carried, the minutes were approved with some grammatical corrections.

**President Report**

A. The 2009 Board meeting dates were presented and acknowledged as:

January 13, 2009 @ 7PM

April 14, 2009 @ 7PM

June 9, 2009 @ 7PM

September 8, 2009 @ 7PM

November 10, 2009 @ 7PM

November 24, 2009 @ 7PM

*B. Annual Meeting Discussion:* President Toronyi updated the Board with the process form the Annual Meeting agenda, indicating that the meeting would be conducted in a similar fashion as previous years.

*C. Bike Trail:* The Board was updated that the bike trail was complete. Jake Heglund indicated that the association had \$750 in costs to repair the damaged sprinklers in the easement of the path.

**Property Management Report**

Jake Heglund from REALICO gave a property management report:

- 1) Security firms were contacted and at this time there was not a security firm that could provide monitoring of the association within realistic budget costs.
- 2) Jake informed the Board that Ron had completed all evergreen trimming.

## **Board Nominations**

The Board discussed the expiring terms of Brian Toronyi, Tom Dunn, Mike Caldwell and Geri Eye. After discussing the slate of interested co-owners willing to be placed on the Annual Meeting Election Ballot as: Brian Toronyi, Tom Dunn, Mike Caldwell, Dave Elles and Steve O'Connor , by nomination by the Board and after a motion duly made, seconded and unanimously carried, it was;

RESOLVED, that Brian Toronyi, Tom Dunn, Mike Caldwell, Dave Elles and Steve O'Connor shall be nominated to be placed on the 2008 Annual Meeting Election Ballot and confirmed by the membership by voice vote for a two year term. It was also voted that the Single Family Home Board size be increased from 5 to 6 members to accommodate the much needed volunteers for the Board. Further, nominations were closed, noting there would be no nominations from the floor.

## **2009 Budget**

*A. 2009 Budget Proposal:* The 2009 budget proposal was distributed and reviewed by and Denise Johnson with the Board. Upon a motion duly made, seconded and unanimously carried, it was;

RESOLVED, that the 2009 budget be adopted in the amount of \$260,290 with no increase to the association fee, it was noted with the \$6,000 the association saved by switching Landscaping providers that \$4300 be allocated to contracting with Reserve Advisors and the remainder put into the reserve account .

*B. Lawncare, Snow Removal and landscape service contract:* The board reviewed the proposal submitted by JLH Lawncare and Landscaping for Lawncare, snow removal and landscaping services in the amount of \$56,970.

After discussion and upon a motion duly made, seconded and unanimously carried, it was;

RESOLVED, that REALICO contract on behalf of the association with JLH Lawncare and Landscaping in the amount of \$56,970 for a 3 year contract with a 3.5% increase in year 2 and 3.

## **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