



Bailey's Grove Property Owner's Association November 14, 2006

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, Denise Johnson, Geri Eye, Brandi Miller, Chris Soibeck, Mike Caldwell, Rick Engle and Robert Brady

Absent Board Member(s): Mark Shepard, Brian Waalkes, Tom Dunn, Fred Olejczak, Connie Balazs and Bart Boogerd

Proxy ballots from Tom Dunn and Connie Balazs has been submitted and accepted.

Also in attendance were Scott Gerow and Terri from Gerow Management.

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

Minutes from the previous meeting need a correction pertaining to Janet Williams.

Public Comments

No comments from any residents.

President Report – Brian Toronyi

Annual elections are coming soon. We need ballots from 70 residents to make the election official. Denise Johnson made a motion to extend absentee ballot collection until 11/30/2007 at 7:00 PM. Mike Caldwell seconded. A vote was taken. All yeas and no nays. Motion passed.

Meeting dates for 2007 are as follows; 1/9, 3/13, 5/8, 8/14 9/11, 11/13. The annual meeting will be held on 11/27.

Gerow Management Update - Scott Gerow

- Many on-site repairs.
- Letters for various infractions have been sent.
- ProCare has tended to the tree care.
- There was a report of a green truck with an extended cab being observed as suspicious.
- South Grove sprinkler main is dead. This is a result of the road construction project. Forest Hills Sprinklers knows the layout of the under ground pipes. Projected repair costs of \$3,000.
- \$6,500 to add sprinkles along 60th both directions from South Grove.
- There is no one to deliver the Newsletter to homes on Sugarberry.
- The invisible dog fence issue from previous meetings is unresolved.

Scott also spoke about the highlights of 2006 and the benefits for Baileys Grove from working with Gerow Management.

Website Update - John Long

John provided a brief update. He spoke about the recent updates and enhancements. John will be adding seasonal pictures of the community based about the season of the year. This will give the site a unique feel. John also suggested using our website along with PayPal to collect annual dues.

Property Management Company for 2007 – Geri Eye

Geri Eye provided a recap of the intense research that the property management task force was involved in. A comparison matrix was used to focus on the major points of interest. Everyone on the board had questions and or comments. A motion was made by Brandi Miller to contract with Realico for FY2007 as quoted with 10 hours of on-site staffing. Geri Eye seconded. A vote was taken. 10 yeas and 2 nays. Motion passed.

Treasurer Report – Denise Johnson

Denise Johnson provided a written report. Denise also presented the proposed budget for 2007 that the Financial Committee developed. Included in the budget is an increase in annual dues. The increase is for \$10.00. General discussion followed. Denise Johnson made a motion. Chris Soibeck seconded. A vote was taken. 9 yeas and 1 nay. Motion carried.

Dues invoice will be mailed on 1/2/07. The payment date will be on or before 2/28/07.

Committee Reports

Social – No report given

Pool – No report was given

ACC – No report was given

Parks and Grounds – Brandi Miller stated the ProCare dropped the ball on getting started with the removal, pruning and replacement project they were recently awarded. The concern centers round the delay from the approval date to the start date. The items planted late in the season will need to be monitored until the growing season.

Finance – Geri Eye provided a written report.

New Business/Non Agenda Items

None

2006 Meeting Dates

The Annual meeting will be November 30.

The next BGBOD meeting is January 9, 2007 at the Bailey's Grove Community Center. The meeting will start at 7:00 PM and adjourn at 8:30 PM.

The meeting was adjourned.

Please notify me of any errors or omissions.

Thank you,

Brian Toronyi - President, BGBOD