

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

June 9, 2009

The Bailey's Grove Property Owners Association Board of Directors held a meeting on Tuesday June 09, 2009 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: Lynne Skripka, Carolyn Rubin, Mike Caldwell, Tom Dunn, Steve O'Connor, David Elles, Denise Johnson, Fred Olejniczak, Brian Waalkes and Brian Toronyi. Also present were Jake Heglund from REALICO and two guest home owners from BGPOA.

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, 2009 Board meeting were reviewed. Upon a motion duly made, seconded and carried, the minutes were approved, with one correction of adding Lynne Scripka to the members in attendance of last meeting.

President Report

- A. President Toronyi addressed the Board on the mailbox violation at 3688 Maple Hurst Drive SE. President Toronyi indicated that the owner had been sent several correspondences that his stone mailbox was in violation of the approved Bailey's Grove mailbox. Upon a motion duly made, seconded and unanimously carried, the Board directed REALICO to write the owner giving him 15 days to remove the mailbox and if not to levy a fine per the BGPOA fine guidelines for failure to comply.
- B. President Toronyi indicated that it has been a busy season with complaint letters to homeowners that were not keeping up on their properties. Upon a motion duly made, seconded and unanimously carried, the Board directed REALICO to post the City of Kentwood Property Maintenance Complaint Form to the BGPOA website for homeowners to access if they see a yard in violation of the City of Kentwood ordinance.

Financial Report

Denise Johnson gave a treasurer's report and answered several questions from the Board and the guests in attendance on the financials. The Board directed Deb from REALICO, Inc. to start making phone calls to the home owners that have not paid their association fees to date.

Property Management Report

Jake Heglund from REALICO gave a property management report:

a. Jake indicated the preliminary reserve study was complete and that he would be e-mailing it to the Board for their review. Jake indicated that Reserve Advisors gave BGPOA six months to make any adjustments that were necessary.

b. Jake indicated he would have JLH start cutting the area along the 60th street sidewalk that was being missed.

Committee Reports

A. *Social Committee*: Brian Toronyi indicated that the social committee was planning a fishing at the pond day and a free community swim.

B *Pool*: Brian Toronyi relayed to the Board that the pool was up and running and the painting was complete. It was noted with the colder temperatures that the activity was slightly down.

1. President Toronyi presented a letter to the Board from a co-owner concerned with the pool selling passes for non-residents. The Board discussed the letter in detail. It was noted the decision was made with the best interest of the pool, community and finances for the pool in mind.

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