

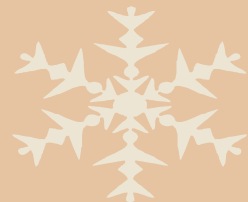
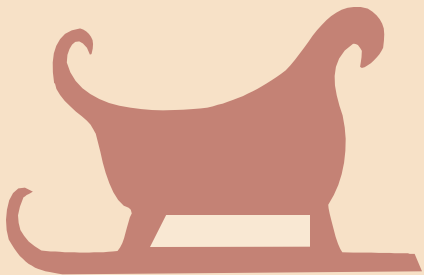


# Bailey's Grove Property Owners Association



Annual Meeting

November 30, 2006





# Agenda



- Opening Comments
- Board of Directors Election
- 2007 Budget
- Committee Reports
- 2007 Meeting Dates
- Election Results
- Resident Comments

Brian Toronyi

Brian Toronyi

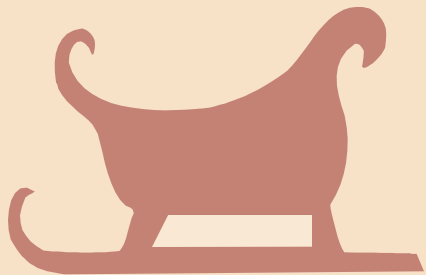
Denise Johnson

Denise Johnson & Brandi Miller

Brian Toronyi

Tom Dunn & Mike Caldwell

All





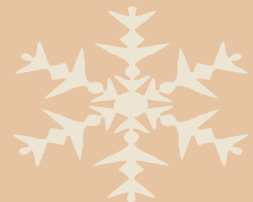
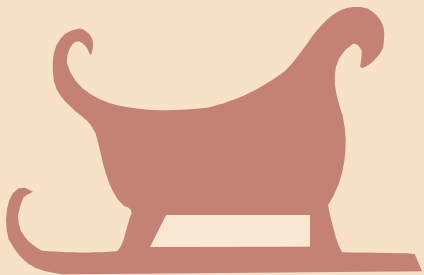
# Opening Comments



- Second year with Gerow Management



- 2006 Highlights





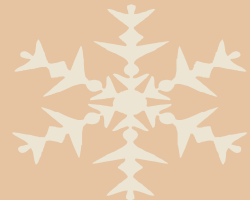
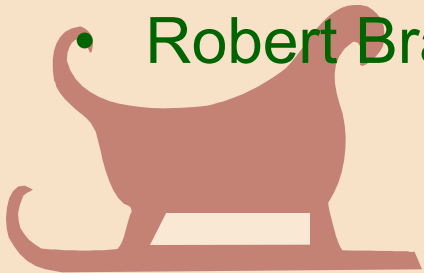
# Current 2006 Board of Directors



- Brian Toronyi – President
- Mark Shepard – Vice President
- Denise Johnson – Treasurer
- Open – Secretary

- Geri Eye
- Brandi Miller
- Mike Caldwell
- Chris Sobieck
- Tom Dunn
- Robert Brady

- Bart Boogerd
- Brian Waalkes
- Fred Olejniczak
- Rick Engel
- Connie Balaz





# Board of Directors Election



## 6 Open Single Family Home Positions

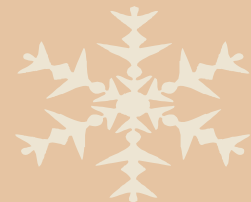
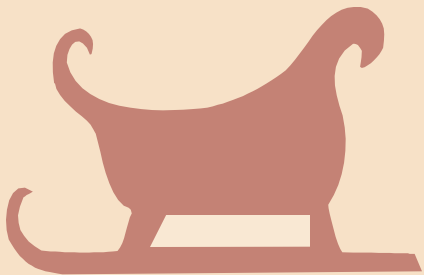


### Re-Election Candidates

- Mike Caldwell
- Tom Dunn
- Brian Toronyi

### Write-In Candidates

- Geri Eye (re-election)
- Others Welcome !!!





# Board of Directors Election



## Mike Caldwell – 5844 W. Grove

- BOD since February 2005
- Resident since 1999

## Tom Dunn – 3511 N. Meadowgrove

- BOD since January 2004
- Resident since 2000
- Past President (2 Terms)

## Brian Toronyi - 5384 E. Heathwood

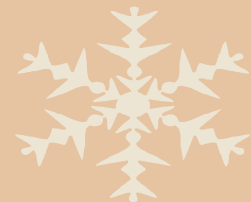
- BOD since January 2004
- Advisory Board 2002 & 2003
- Resident since 2001
- Past Secretary
- Current President

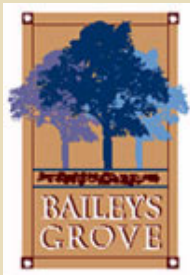
## Gerri Eye – 5672 E. Grove

- BOD since January 2004
- Advisory Board 2003
- Resident since 2002
- Past Vice President (1 Term)

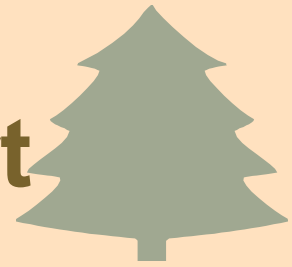


**Write-In Candidates Welcome !!!**





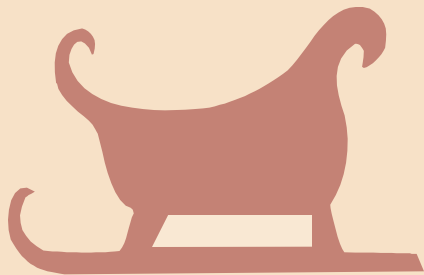
# Property Management Report



- Decision to change Property Management companies

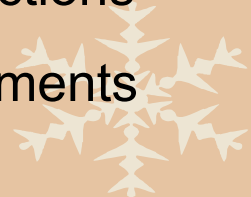


- Introduce Realico



- Plans for 2007

- Dues Increase
- Greater Past Dues Collections
- South Entrance Improvements





# 2007 Budget



**Revenue** \$ 215,200

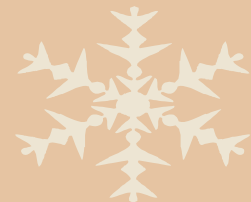
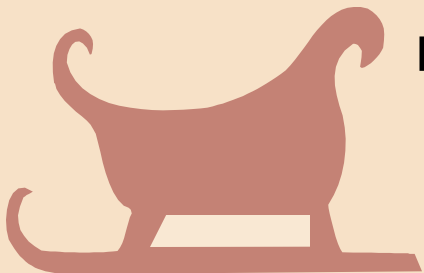
## Expenses

Grounds Maintenance	100,100
Insurance	5,000
Repair & Maintenance	4,000
Utilities	17,450
Management Fees	48,002
Social Committee	8,000
Clubhouse	18,477
Capital Reserve	5,000
Other	9,171

\$ 215,200

**Net Income**

\$ -





# Volunteer Opportunities



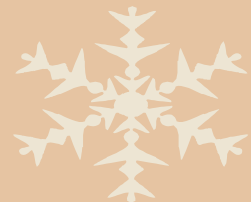
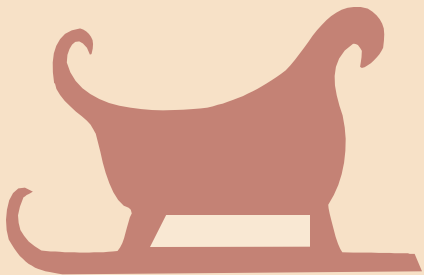
Parks & Grounds Committee

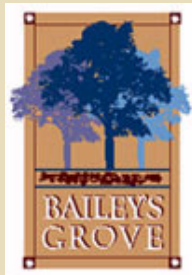
Architectural Control Committee

Community Events Committee

Pool Committee

Finance Committee





# Parks & Grounds Committee



## Common Grounds Improvement

- Parks
- Trails
- Entrances
- Islands

## Meetings (as Needed)

-- Peak Landscape Season --

- Spring
- Summer
- Fall

## 2006 Projects

- Tree & Shrub Replacement
  - Deep Root Fertilization
  - Clubhouse Parking Lot

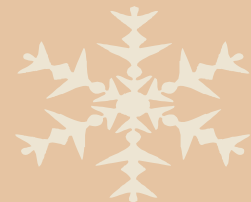
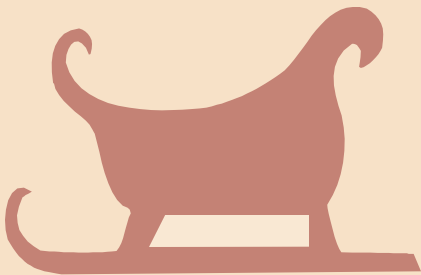
## Chairperson

Geri Eye

656-5524

gerieye@gmail.com

**Members Needed !!!**





# Architectural Control Committee



## Exterior Improvement Review

- Decks
- Sheds
- Fences
- Play Equipment

## Meetings (as Needed)

-- Peak Improvement Season --

- Spring
- Summer
- Fall

## Site Plan Improvement Form

Available online at  
[www.baileysgrove.com](http://www.baileysgrove.com)

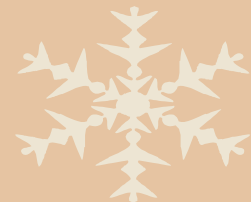
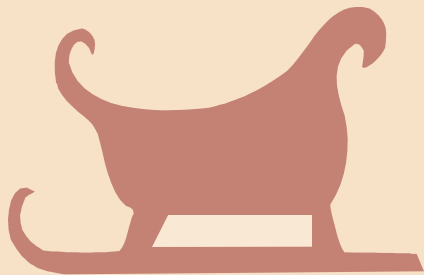
## Chairperson

**Vacant !!!**

656-5636

[onsite@baileysgrove.com](mailto:onsite@baileysgrove.com)

**Members Needed !!!**





# Community Events Committee



## Social Activity Planning

- Easter Egg Hunt
- Garage Sales
- Halloween Parade
- Pool & Holiday Parties

## Meetings

Last Tuesday of the Month



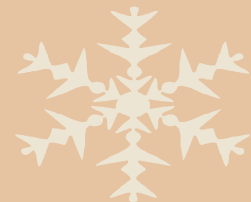
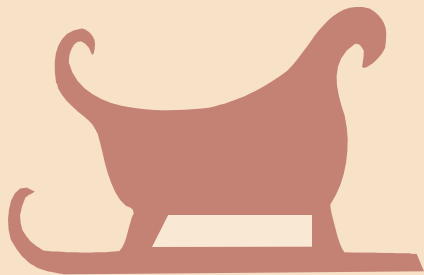
## Chairperson

**Vacant !!!**

656-5636

[social@baileysgrove.com](mailto:social@baileysgrove.com)

**Members Needed !!!**





# Finance Committee



## Financial Review

- Annual Budget
  - Cash Flow
  - Balance Sheet
- Income Statement

## Meetings (as Needed)

- Peak Budgeting Season --
- Fall

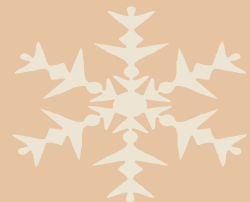
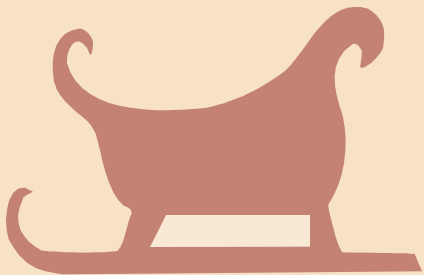


## Chairperson

Geri Eye

656-5524

gerieye@gmail.com





# Pool Committee



## Responsibilities

- Oversight of Pool Manager
  - Annual Budget
- Membership Registration
- Assist with Pool Operations
  - Swim!

## Meetings

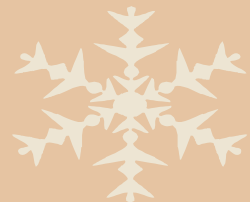
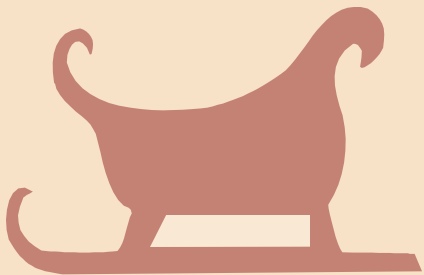
March - September



## Chairperson

Vacant

656-0229





# 2007 Meeting Dates

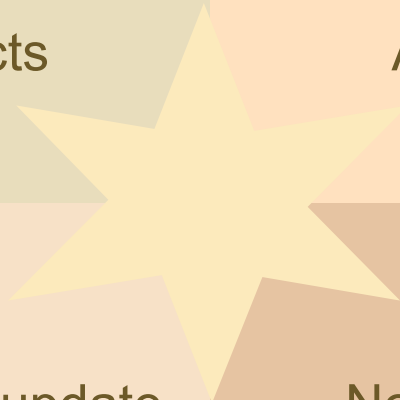


January 9 – Officer Elections  
Prop Mgmt transition

May 8 – Spring Project update  
Property Mgmt update

March 13 – Spring Projects  
Financial Update

August 14 – Fall Projects



September 11 – Fall Project update  
Election Preparation

November 27 – Annual Meeting  
Board Member Elections

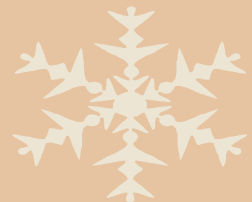
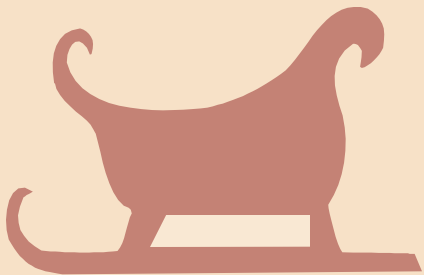
November 13 – Budget review  
Annual Meeting Preparation

Each Meeting  
Public Comments  
Committee Reports





# Election Results





# Open Discussion



Thank you for coming!

