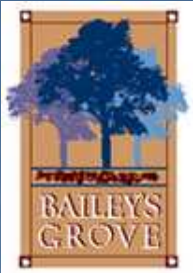


# Bailey's Grove Property Owners Association

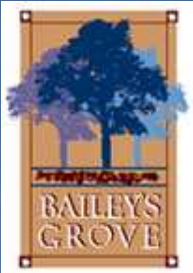
Annual Meeting

November 27, 2007



# Agenda

- Opening Comments Brian Toronyi
- Board of Directors Brian Toronyi
- Property Management Report Realico
- 2007 and 2008 Budgets Denise Johnson
- Volunteer Opportunities Brian Toronyi
- 2008 Meeting Dates Tom Dunn
- Resident Comments All



# Opening Comments

## Welcome!

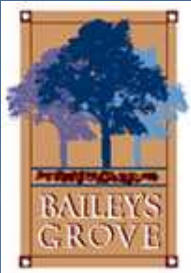
### 2007 Review

- First year with Realico Property Management
- Committees Dissolved
- Quorum Challenges
- Board Reductions
- No Candidates – No Election
- Rules and Regulations to be combined
- Basketball Court Complaint



# 2007 Board of Directors

- Brian Toronyi – President
- Tom Dunn – Vice President
- Denise Johnson – Treasurer
- Mike Caldwell – Secretary
- Geri Eye
- Chris Sobieck
- Jeff Gideon
- Robert Brady
- Connie Balaz
- Bart Boogerd
- Brian Waalkes
- Fred Olejniczak
- Rick Engel



# Property Manager Report

Realico Property Management

## Plans for 2008

Greater Reliance on Realico

Bike Trail along 60<sup>th</sup> Street

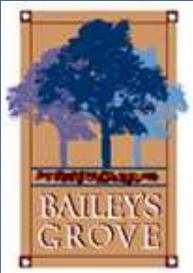
Sprinklers along 60<sup>th</sup>

Soft Economy – Empty Homes



# 2007 Actual

		Budget	Actual/Fcst	Variance
<b>Revenue</b>		\$215,200	\$ 219,190	\$ 3,990
<b>Expenses</b>				
	Grounds Maintenance	100,100	94,603	(5,497)
	Insurance	5,000	4,825	(175)
	Repair & Maintenance	4,000	3,000	(1,000)
	Utilities	17,450	16,186	(1,264)
	Management Fees	48,002	46,398	(1,604)
	Social Committee	8,000	11,000	3,000
	Clubhouse	18,477	18,589	112
	Capital Reserve	5,000	12,000	7,000
	Other	<u>9,171</u>	<u>11,858</u>	<u>2,687</u>
		\$215,200	\$ 218,459	\$ 3,259
<b>Net Income</b>		\$ <u>-</u>	\$ <u>731</u>	\$ <u>731</u>



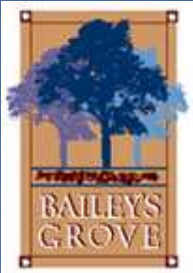
## 2007 Financial Highlights

- Revenue up due to Realico collection efforts.
- Grounds Maintenance – did not re-seed the 60<sup>th</sup> street area.
- R&M costs down due to better resource and oversight.
- Amended the budget to increase the reserve contribution by \$7k.



# 2008 Budget

<b>Revenue</b>		\$ 219,680
<b>Expenses</b>		
	Grounds Maintenance	88,248
	Insurance	5,000
	Repair & Maintenance	4,000
	Utilities	17,450
	Management Fees	48,002
	Social Committee	8,000
	Clubhouse	21,455
	Capital Reserve	17,000
	Other	<u>10,525</u>
		\$ 219,680
<b>Net Income</b>		<u><u>\$ -</u></u>



# Volunteer Opportunities

Pool Committee

Social Committee

Newsletter Distribution



# Architectural Control

## Exterior Improvement Review

- Decks
- Sheds
- Fences
- Play Equipment

## Site Plan Improvement Form

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



# Social Committee

## Social Activity Planning

- Easter Egg Hunt
  - Garage Sales
- Halloween Parade
- Pool & Holiday Parties
- Children's Story Time
  - Craft Night
  - Carnival
- Baby Sitter Meet and Greet

## Meetings

First Wednesday of most months

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

**Event People Needed !!!**



# 2008 Meeting Dates

January 8 – Officer Elections

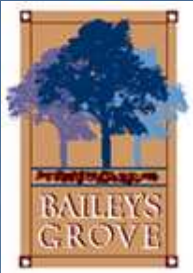
April 8 – Spring Projects  
Financial Update

June 10 – Summer Projects

September 9 – Fall Projects

November 11 – Budget  
Review

November 25 – Annual  
Meeting



# Open Discussion

# Thank you for coming!