

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

April 13, 2010

The Bailey's Grove Property Owners Association Board of Directors held a meeting on Tuesday April 13, 2010 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: Bart Boogerd, Mike Caldwell, Blake Driver, Tom Dunn, David Elles, Fred Olejniczak, Lynne Skripka, Jim Thompson, and Brian Waalkes. Absent was Denise Johnson, Steve O'Conner, and Brian Toronyi. Also present was Jim Heglund from REALICO.

Call to Order

The meeting was called to order at approximately 7:05 PM by Vice President Mike Caldwell.

Approval of Previous Meeting Minutes

The minutes from the January 12, 2010 Board meeting were reviewed, and upon a motion duly made, seconded and carried, the minutes were unanimously approved as written.

President Report

Vice President Caldwell distributed a written report from President Toronyi (copy attached).

Financial Report

Vice President Caldwell noted Denise Johnson, Treasurer's absence and indicated if she arrived prior to the meeting ending she would supply the Treasurer's Report.

Committee Reports

Former Dever Property- Tom Dunn: Tom Dunn gave a brief report regarding his meetings and discussion with the new developer, Chris VanderHof of Bosco Builders, the developer of the contiguous property to BGPOA. Tom relayed his confidence in the developer's ideas and apparent commitment to meet the standards of Bailey's Grove. As things progress, Mr. Dunn indicated he would keep the Board updated.

Pool – Denise Johnson: In Denise's absence Jim Heglund relayed the pool opening and related maintenance items were on track. He reported that Lisa Elles had accepted the responsibility to be the pool manager for the upcoming season. He also relayed that a new pool company, Terry DeVries of T & T Pools would be responsible for opening and closing and pool maintenance for the upcoming season. Finally he relayed an

organizational meeting with himself, Mary Harrison, Lisa Elles, and Denise Johnson was in the process of being scheduled.

Social –Mike Caldwell: Mike Caldwell reported that the Easter Egg Hunt was a success. He indicated that he was going to have an informal Social Committee meeting and would give notice of it in the May newsletter. He reported he already had interest from two owners Dirk Vanek and Leslie Curtis to help on the Social Committee. He indicated that Jenn PreFontaine would be implementing “Movies in the Park” again, slated for July 24th. Further, Julie Dunn would be handling “Bunco” and John Long, “Happy Hour”.

Handrail Task Force – Brain Waalkes: Brian Waalkes presented the Board with three bids and specifications for installation of a handrail at the clubhouse. Mr. Waalkes recommended the work be done by Blacksmith Shop, LLC in the amount of \$1470.00. Upon a motion duly made, seconded, and unanimously carried, it was,

RESOLVED, REALICO, Inc. be authorized and directed to contract with VanLozenoord Construction for the installation of the handrail for the amount quoted.

Property Management Report

Lookout Deck- Ron Koroleski addressed the Board regarding the City’s requirements to remove the observation deck. Ron estimated the cost for removal of the deck and planting of Junipers would be \$871.00. Upon a motion duly made, seconded, and unanimously carried, it was,

RESOLVED, REALICO, Inc. be authorized and directed to contract with Ron Koroleski of PPM for the removal of the deck and plantings for the sum of \$871.00.

Lawn/Soil Repairs- Jim Heglund reported the Greta of REALICO had contacted the City of Kentwood to request lawn/soil repairs as a result of the City’s installation of curbing along Bailey’s Grove Drive. The City indicated it was still under warranty and the repairs would be done as soon as possible.

Jim Heglund indicated that if the City failed to do the repairs it would cost the association approximately \$2,500.00 according to an estimate by JLH Lawn Care.

Flowers- Jim Heglund reported that JLH had cut the tall grasses by the sign and were prepared to plant perennials as the weather permits. It was suggested that the owner that called in a suggestion for flower planting be contacted to give suggestions for plantings and to utilize their willingness to volunteer to do the plantings.

Clubhouse Rental Forms- Jim Heglund presented the Board with an updated clubhouse rental forms along with fee and fine structure. After the Board’s review and upon a motion duly made, seconded, and unanimously carried, it was,

RESOLVED, the clubhouse rental form and the fee and fine structured contained therein be duly adopted and accepted for use and enforcement by REALICO, Inc. on behalf of the association.

This form and rule adoption shall be incorporated into BGPOA Rules and Regulations, specifically Rule No. 08061001.

Wood Chips- Jim Heglund presented the Board with two bids for installation of bark mulch for the entrance off 52nd St. and the clubhouse; Three Oaks bid in the amount of \$34.50 per yard, and Mobile Pallet Service for \$34.50. It was noted that the budget amount was \$12,000.00, which would allow for approximately 350 yards to be installed which would do most of the common areas. The Board noting that Three Oaks provided good service in the past, upon a motion duly made, seconded, and unanimously carried, it was;

RESOLVED, REALICO, Inc. be authorized and directed to contract with Three Oaks on behalf of the association for the bid amount.

Maintenance Report- Jim Heglund supplied the Board with a maintenance report and indicated that prior to each meeting the Board would be emailed the report along with the notice of meeting.

BGPOA Complaint Process- Jim Heglund relayed to the Board that Tonya of REALICO had developed a Complaint Form with attached rules and fine structure to be placed on the website. The Board by unanimous consent adopted the form and content as an official Rule and Regulation of the Association for implementing management, Rule No. 10041301.

Further, Mr. Heglund addressed the Board regarding the maintenance and violations reporting process. He indicated he would be meeting with President Toryoni the next day to discuss the delay and confusion that occurred when President Toryoni reported a sidewalk puddling issue. He suggested to the Board that any routine maintenance items be reported to Greta of REALICO. Any owner violations complaint should be submitted to Tonya of REALICO. Also, he indicated any administrative items be relayed to himself or Mary Harrison.

Other Business

Villas Tree Removal- Jim Thompson, President of the Villas of Bailey's Grove addressed the Board relaying the Villa's Association had the property surveyed primarily to determine the boundary lines for tree maintenance, removal, and replacement responsibility of the Association. Mr. Thompson indicated a problem arose with a BGPOA homeowner because the Villa's intention to remove the diseased ash trees along the property line. He assured the Board that the trees in question of removal by the homeowner were definitely on the Villa's property and the Association intended to move forward with their removal. The Board by unanimous consent acknowledged the Villa's right and responsibility to remove the trees.

60th Street Entrance- Jim Thompson further addressed the Board regarding the ongoing parking problem at the 60th St. entrance. He volunteered to monitor the situation by photographing violations when they occur and report to the City of Kentwood for enforcement.

Next Meeting Date

Next Meeting Date: The next board meeting date was set for June 8, 2010 at the Bailey's Grove Clubhouse at 7PM.

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