

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

**June 8, 2010**

The Bailey's Grove Property Owners Association Board of Directors held a meeting on Tuesday, June 8, 2010 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: David Elles, Denise Johnson, Steve O'Conner, Fred Olejniczak, Jim Thompson, Brian Toronyi, and Brian Waalkes. Representing Lynne Skripka was Carolyn Rubin from the Villas. Absent were Mike Caldwell, Blake Driver & Tom Dunn. Also present was Jim Heglund from REALICO, Inc.

**Call To Order**

The meeting was called to order at approximately 7:00 PM by President Toronyi.

**Approval of Previous Meeting Minutes**

Upon a motion duly made and seconded the minutes of the April 13, 2010 Board of Directors meeting were unanimously approved.

**President's Report**

President Toronyi relayed to the board that the City of Kentwood denied the association's request for a variance to allow the sale of pool passes to the public. After discussion and by unanimous consensus it was agreed not to pursue amending the documents to allow the association to sell pool memberships to the public.

**Finance Report**

Treasurer Denise Johnson gave a detailed financial report relaying the income and expenses through May (*copy of report attached*).

**Deaver's Property Report**

In Tom Dunn's absence no formal report was given.

**Pool Report**

Denise Johnson relayed to the Board that she projects an approximate pool income loss of \$11,000.00.

### **Social**

In Mike Caldwell's absence no formal report was given. However, President Toronyi relayed some of the upcoming events and their dates that will be posted on the website and signage.

### **South Grove News**

Jim Thompson reported that he has been monitoring the illegal parking at the 60<sup>th</sup> street entrance. He also reported that the City is expecting to install curbs at the entrance which will alleviate most of the parking problems at the entrance.

### **Property Management Report**

Jim Heglund of REALICO gave a report to the Board covering administrative items including violations, financial updates, Architectural Control Committee approvals, property maintenance items, communications and clubhouse & pool house administrative and maintenance items (*copy of report attached*).

*The Board of Directors by unanimous consent and resolution agreed to the following action items as detailed and discussed in the Property Management Agenda:*

### **Violations Report**

It was reported that Geri Eye of 5672 East Grove Dr. SE had responded in writing regarding to her alleged by-law infraction, the letter of which was read to the Board. In the letter Geri Eye denied her dogs had created a neighborhood nuisance. Board members living near Geri Eye indicated they would monitor the situation and report back to REALICO via a formal complaint form if in fact further dog barking nuisance occur. The Board, noting the letter was the first warning, authorized REALICO to implement the fine procedures contained in the Rules and Regulations and to levy fines for any further formally reported infractions.

*Unresolved Violations Procedures* - It was suggested by the Board to management that in the event a homeowner committing a violation does not voluntarily remedy an infraction after receiving a letter of notice of infraction/warning to utilize the City of Kentwood's zoning enforcement if it is an item that is enforceable by the city.

### **Architectural Control Committee Modification Approvals**

The Board of Directors acknowledged the following modification requests were properly submitted and accepted and acknowledged that Tom Dunn, Committee Chair, granted approval for said modifications.

- Tree Removal – 3628 Long Grove Dr. SE
- Fencing – 3467 Birch Knoll Dr. SE
- Deck – 5810 East Grove Dr.
- Addition – 3922 W. DeBlaay Ct.

### **Financial Report**

Jim Heglund of REALICO gave a brief overview of current account balances, delinquency status, pool revenue to date and homes on the market and new homeowners to date in 2010 (*copy of report attached*).

It was noted that the pool income to date in comparison to 2009 was up over 20%. Jim Heglund relayed that he thought Lisa Elles was doing a tremendous job as pool manager.

Certificate of Deposit: Upon a motion duly made, seconded and unanimously carried, it was

Resolved, REALICO, Inc be authorized and directed to purchase a Certificate of Deposit on behalf of the association in the amount of \$30,000.00 with Mercantile Bank. Further Denise Johnson be authorized directed to execute the bank's resolution form on behalf of the association.

### **Property Maintenance**

*Curb Quotes* – Jim Heglund relayed that quotes for curbs at the 60<sup>th</sup> street entrance were obtained. No action was taken as it was relayed by Jim Thompson that the City indicated they would likely be installing curbing in 2010.

*JLH Amendment to Contract* – Jim Heglund relayed that JLH had submitted an amendment to the lawn maintenance contract in the amount of \$1,800.00 for additional labor costs for edging the new curbing installed at the 52<sup>nd</sup> street entrance by the City. By unanimous consensus the contract amendment was approved.

*Clubhouse Deck Sealing & Railing Painting* – REALICO was authorized and directed by the Board to contract with Brad Janes to perform this work on behalf of the association.

*Sidewalk Repair/Lifting* – The Board authorized and directed REALICO to contract with Kent Concrete to lift sidewalk sections near the clubhouse and along Baileys Grove Drive to help minimize any tripping hazards.

*Pool* – Lisa Elles recommended that the sandbox be removed as it was creating a pool cleaning challenge and potential damage to the pump. The board directed REALICO to obtain a quote for a plexi-glass wall to contain the sand better.

Lisa Elles also recommended an outside shower be installed. The Board authorized and directed REALICO to contract for this to be done.

### **Communications**

The following articles were directed to be placed in the next newsletter:

1. Board of Directors Nominations
  - a. Nomination Form Enclosure
  - b. September 13, 2010 Deadline
2. Pool Marketing
3. Clubhouse Rental Marketing
4. Gazebo Marketing
5. Rules and Regulations Reminder
6. Article for pool volunteers to help with the marketing and sales of pool memberships and passes

### **Next Meeting Date**

It was noted the next meeting date would be September 14, 2010. The primary purpose of the meeting will be for adopting the 2010 budget, board nominations, noting that five directors terms would be expiring, and annual meeting preparations.

### **Adjournment**

There being no further business upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at approximately 8:30 PM.

Respectfully Submitted,

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Mike Caldwell, Secretary