

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

September 14, 2010

The Bailey's Grove Property Owners Association Board of Directors held a meeting on September 14, 2010 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: Mike Caldwell, David Elles, Lynne Skripka, Brian Toronyi, Kathy Kluck, and Aryn Warpehoski. Also present were Jim Heglund and Amanda Wall from REALICO, Inc. and Ron Koroleski, I.C. from Professional Property Maintenance.

Call to Order

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

Approval of Previous Meeting Minutes

It was agreed that the minutes from the June 8, 2010 Board meeting would be submitted for approval at the next Board meeting, in that it was noted a quorum was not present. The Board agreed to continue to conduct business in that any actions taken by the Board could be confirmed by the absent Board members by unanimous written consent.

PROPERTY MANAGEMENT REPORT

Jim Heglund of REALICO presented a written Property Management Report to the Board of Directors for the period from June 1 – September 1, 2010 covering the foregoing items (copy of report attached).

Administration

A. Reports: Jim Heglund introduced Amanda Wall as his Assistant in management of BGPOA. He also discussed the Former Deaver's Property (Bailey's Grove #26). Based on an agreement in place previously executed by Brian Toronyi and Mick McGraw the Developer, it was determined that Bailey's Grove Number 26 is subject to paying association fees once BGPOA starts providing service to the homeowners and lot owners in said phase.

B. Violations: The Board discussed the several violations that had been reported since the last meeting. Specifically, the alleged violation by Geri Eye of 5672 E. Grove Drive SE regarding the complaint filed by Tyler Phan of 5668 E. Grove Drive SE that stated a nuisance occurred by her dogs barking in the early morning hours on July 24, 2010. Prior to the meeting, a hearing was held to determine if a violation of Rule Numbers 7 & 8 had occurred. The Board members present relayed to the Board that although a violation did likely occur, there was not enough

evidence submitted by Tyler Phan to declare the complaint was substantiated. Therefore, by unanimous consensus, the fine was abated and the Board directed REALICO to notify Tyler Phan and any other future complainants to report any nuisances that may occur with Geri Eye's dogs to the City of Kentwood for code enforcement.

Further, the uniform mailbox code was discussed and REALICO was directed to research options for mailboxes that would be easier for homeowners to obtain when there is a need for replacing the current standard mailbox.

The Board also discussed a homeowner's concern regarding air traffic over Bailey's Grove. By unanimous consensus the Board declared that it would not join in with the homeowner to file any complaint or petition with Kent County as the Board recognizes the condition as pre-existing and normal for living close to the airport.

Regarding the other violations noted in the Management Report, it was reported by Jim Heglund that they had been turned over to the City of Kentwood for code enforcement.

C. Architectural Control Committee Modification Requests: Architectural Modifications were discussed, and the Board approved and directed Mike Caldwell to sign for approvals for both the storage building at 5319 S Elderberry Ct and the fence at 5427 W Heathwood, as submitted by the homeowners.

Financial Reports

A. Treasurer's Report: Jim Heglund relayed that as of September 14, 2010 there was \$29,901.54 in the Operating Account and \$66,424.22 in the Reserve Account.

He also reported that all 3 entrance signs were found to be in dilapidated status from wood rot and ant infestation, and it was necessary to rebuild the signs. After obtaining quotes for \$2,300.00 and \$2,600.00 for the repair, REALICO contracted, on behalf of the association with, Keith Vanloozenoord. It was noted the sign repair was complete, and the charges would be paid by October 1st from the reserve account as a capital expenditure.

Finally, it was noted that the budget meeting would be held on October 12, 2010.

B. 2011 Budget Proposal/Bids: Sherie Berry, a resident at BGPOA, called in a request for contracting with a possible new waste management company. The Board discussed the request, but it was determined that the residents are under contract with their current waste management company.

Property Maintenance

In addition to Jim Heglund reporting all the three entrance signs were repaired by Keith VanLoozenoord due to pest damage and rot damage, he also gave a summary of the Maintenance Report which stated that there were 29 total maintenance items, 24 of which were completed, and 5 to be completed.

Communications

A. New Communications Director: Jim Heglund announced that Melissa Terry was now the Communications Director for association newsletters and other communications for BGPOA.

B. Upcoming Newsletter Items: The Board discussed announcing new homeowners in the newsletter to welcome them to the community. The Board suggested once it approves mailbox(es) that it be announced in the newsletter, along with carrying some of the mailboxes in inventory to make it easier for the homeowners to obtain them.

C. Annual Meeting and Board Nominations: The Board acknowledged the expiring terms of Mike Caldwell, Tom Dunn, David Elles, Steve O'Connor, and Brian Toronyi. It was noted, Mike Caldwell, David Elles, and Steve O'Connor, along with Dirk Vaneyk and Chris West submitted their names for nomination consideration. Therefore, upon a motion duly made, seconded and unanimously carried, it was;

RESOLVED, that Mike Caldwell, David Elles, Steve O'Connor, Dirk Vaneyk, and Chris West be nominated to be placed on the Annual Meeting Election Ballot for election by the membership for the five expiring Board positions. It was noted and agreed, consistent with the past election process, nominations to be closed and no nominations would be taken from the floor. Further, it was noted that since the candidates would be running unopposed they could be confirmed by a voice vote by the membership at the Annual meeting.

D. Date of Determination: The Board of Directors fixed October 31, 2010 as the day for determination of members entitled to notice of and to vote at the annual meeting. Only members of record and whose assessments are current at the close of business on such date shall be entitled to notice of and to vote at the annual meeting, or at any adjournment thereof.

E. Next Meeting Date: The next Board meeting date was set for January 11, 2011 for the primary purpose for the election of officers.

Miscellaneous Actions

A. Clubhouse: Jennifer Prefontaine submitted a written update on the clubhouse. Included was maintenance that she recommended to be done, information on rentals, and announced the new wireless network at the Clubhouse. The Board discussed the Clubhouse and some of the maintenance issues, it was determined that the maintenance that was requested should be done.

B. Pool: Lisa Ellis submitted a written update on the pool. She included a detailed list of items done over the pool season, along with maintenance issues and needs for next year. The Board discussed the pool and Pool season along with the maintenance issues and needs for next year, and it was determined that the requests would be reviewed and completed subject to the Board's budget approval in October.

C. Mailbox Code: The Board determined, after previous discussion, to have Amanda Wall research some new mailbox options and to suggest two choices for the Board's consideration and approval.

D. Kaycee Duffey: The Board discussed the connecting of the sidewalk path near Kaycee Duffey, and it was determined that it was part of the city park and the association could take no action to install a sidewalk on city property.

E. Other: Social Committee: Brian Toronyi indicated that the social committee was planning Oktoberfest on the 16th from 2-6 pm with a tent set up in front of the clubhouse. Mike Caldwell indicated that there will be a Halloween in the park. The committee would relay the details when finalized.

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 at approximately 9:00 PM.

Respectfully Submitted,

Mike Caldwell, Secretary