

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

**November 10, 2009**

The Bailey's Grove Property Owners Association Board of Directors held a meeting on November 10, 2009 at the Bailey's Grove Community Center, 5353 Baileys Grove Drive, Kentwood, MI 49512. The following members were present: Tom Dunn, David Elles, Denise Johnson, Fred Olejniczak, Carolyn Rubin, Lynne Skripka, Brian Toronyi and Brian Waalkes. Also present were Jim Heglund and Mary Harrison 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**

The minutes from the September 8, 2009 Board meeting were reviewed. Upon a motion duly made, seconded and unanimously carried, the minutes were approved as written.

**President Report**

*A. Tentative Meeting Schedule:* Brian Toronyi presented the Board with a tentative schedule for meetings in 2010. Board meetings to be held at the BG Clubhouse at 7:00PM (Tuesday's)

1. *January 12, 2010 - regular Board meeting*
2. *April 13, 2010 - regular Board meeting*
3. *June 8, 2010 - regular Board meeting*
4. *September 14, Budget Meeting*
5. *October TBD -Board Meeting-Annual meeting prep*
6. *November 23- Annual Meeting of Members*

*B. Annual Meeting Discussion:* President Toronyi gave a brief overview of the expected course of business for the Annual Meeting. He indicated he would prepare a power point presentation for the meeting.

*C. October 4<sup>th</sup> Tire Slashing:* President Toronyi spoke about and handed out Silent Observer literature as well as information on an on-line notification service called Nixile. The Board discussed the incident. Brian Waalkes volunteered to contact the Advance to determine if it was financially feasible to take an ad out to bring more awareness to the reward being offered.

*D. New Complaint Form:* President Toronyi announced that the complaint form was now on the web site.

*E. Grounds Maintenance:* President Toronyi commended JLH landscaping on their superior job at Baileys Grove and asked that REALICO send a thank you letter to them.

## Property Management Report

*A. Transition to Mary Harrison:* Jim Heglund reported that the transition to Mary was going well. Mary Harrison expressed her gratitude to Brian Toronyi and the other Board Members for their help in making the transition smooth and successful.

*B. Board Elections:* Prior to nominations, the Board upon a motion duly made seconded and unanimously carried it was;

RESOLVED, the Board of Director membership size, for the single family homes representation shall be increased from six members to seven, subject to confirmation by the membership at the Annual Meeting.

Board Nominations: Denise Johnson and Blake Driver submitted letters of interest to be considered for nomination to the Board. The letters were read to the members. Upon a motion duly made seconded and unanimously carried it was;

RESOLVED; Denise Johnson and Blake Driver shall be nominated to be placed on the Annual Meeting Election Ballot. It was noted that there were no other owners that had submitted letters of interest to be considered for nomination, therefore nominations were closed, noting no nominations would be taken from the floor. It was agreed that the two nominees could be confirmed by the membership by voice vote at the Annual Meeting.

*C. Other:*

1. Placing of a handrail along the stairs into the clubhouse was discussed. A quote from VanLoozenoord Construction in the amount of \$2,998.72 was reviewed. It was decided that REALICO, Inc. would seek more quotes and have the existing contractor re-quote the railing without the spindles.
2. Dave Ellis said he would work on getting the pool permit application process started.

### New Business

*Association Initiation Fee (AIF) Increase:*

Upon a motion duly made, seconded and unanimously carried it was;

RESOLVED, that the Association Initiation Fee for new buyers be raised to \$200 of which \$50 will be paid by BGPOA to REALICO, Inc.

### Financial Report

Denise Johnson gave a summary of the 2009 income and expenses. She reported that income was expected to be above the projections because the pool income was up and expenses down.

Treasurer Johnson suggested that the surplus operating income, of \$18,500 be transferred to the

Reserve Account. Upon a motion duly made seconded and unanimously carried it was;

RESOLVED; REALICO be authorized and directed to transfer excess income to the Reserve Account prior to year end.

Treasurer Johnson presented the Board with an overall 2010 Budget proposal including discussion on building the reserves for future common element replacements. She recommended an increase of \$20.00 to build the reserve account. Upon a motion duly made seconded and unanimously carried it was;

RESLOVED, the 2010 Budget shall be adopted in the amount of \$285,000, increasing the association fee from \$230.00 to \$250.00 annually per home.

### **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 8:45pm.

Respectfully Submitted,

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Mike Caldwell Secretary