

**BAILEY'S GROVE VILLAS CONDOMINIUM ASSOCIATION  
BOARD MEETING  
MINUTES**

**January 10, 2007**

The Bailey's Grove Villas Condominium Association Board of Directors held a meeting on Wednesday January 10, 2007 at the Bailey's Grove Community Center, 5353 Bailey's Grove Drive, Kentwood, MI 49512. The following members were present: Connie Balazs, Bob Brady, Marge LaBreck and Judy Mallen. Absent was Bill Landheer. Also present were Jim Heglund and Jake Heglund from REALICO and Ron Koroleski, from I. C. Professional Property Maintenance.

**Call To Order**

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

**Approval of Previous Meeting Minutes**

The minutes from the December 13, 2006 Board meeting were reviewed, and upon a duly made, seconded and unanimously carried, the minutes were approved as written.

**Financial Report**

The Board reviewed the financial report for informational purposes.

**Standards Development Project**

The Board reviewed the standards put forth by Board. After much discussion, upon a motion duly made, seconded and unanimously carried, it was, RESOLVED, the standards put for by the Board be approved as the new standards for the exterior appearance of the Bailey's Grove Villa Condominiums. Further these regulations to be codified, labeled as Rule and Regulation No. 07010002 and be distributed to the co-owners in accordance with the condominium by-laws.

**Welcome Basket Project**

The Board discussed the assembly of a welcome packet. REALICO volunteered to assemble a new welcome packet.

**Late Payment Policy**

*A. Delinquent Fee Collection:* The Board discussed the Bailey's Grove Villas process of collecting delinquent balances; upon a motion duly made, seconded and unanimously carried, it was, RESOLVED, beginning, February 20, 2007 a late fee of \$20 will be automatically assessed after the 15th of each month until fully paid. In addition to late fees, any delinquent fees will be collected through the procedures outlined in the condo

docs and the cost for collection will be borne by any co-owner that is delinquent. Partial payments or payments made after the late fee is due will continue to be assessed full late fees until fully paid. Late fee notices will be sent out via US Mail to delinquent co-owners after the 15<sup>th</sup> of each month. The costs of collection, including but not limited to, any additional management company expenses and attorney fees, shall be an expense of the delinquent co-owner. Furthermore, after a delinquent balance reaches \$500.00 or upon other direction by the Board, REALICO is authorized and directed to retain an attorney on behalf of the Association to file a lien and begin collection by foreclosure or as otherwise advised by the attorney  
Rule and Regulation No. #07010001.

### **Walk thru with Eastbrook**

The board discussed the letter written by Gerow Management addressing the outstanding maintenance issues with Eastbrook. REALICO volunteered to re-write the letter to Eastbrook addressing the same issues in Gerow's letter.

### **Election of Officers**

The following slate of officers were nominated to serve in their noted positions:

Bob Brady	President, Treasurer	Term Expiring 2007
Connie Balazs	Vice-president	Term Expiring 2007
Judy Mallen	Vice-president	Term Expiring 2008
Marge LaBreck	Secretary	Term Expiring 2008
Bill Landheer	Director	Term Expiring 2008

Upon a duly made, seconded and unanimously carried, the officers were elected to serve in their noted positions for a period of one year or ending at the next annual meeting of members.

### **Insurance**

REALICO informed the Board that their insurance expired in May 2007. REALICO was directed to get competitive quotes as well as add REALICO as additional insured.

### **New Business**

*A. Sidewalk Update:* The Board was asked for a sidewalk update; however Bob Brady indicated there was no new information.

*B. Management Contract:* The management contract with REALICO and the Association was presented for execution. Upon a motion duly made, seconded and unanimously carried, it was RESOLVED that, Bob Brady, President and Marge LaBreck, Secretary be authorized and directed to execute the management contract on behalf of the Association.

*C. Corporate Resolution:* Jim Heglund indicated that the checking and reserve accounts were ready to be opened with Mercantile Bank requiring a resolution by the Board authorizing Marge LaBreck, secretary to execute said Corporate Resolution. Upon a motion duly made, seconded and unanimously carried, it was, RESOLVED, Marge LaBreck, Secretary be authorized and directed to execute the Corporate Bank Resolution on behalf of the Association.

### **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,

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Marge LaBreck - Secretary