

**BAILEYS GROVE VILLAS CONDOMINIUM ASSOCIATION
BOARD MEETING
MINUTES**

April 11, 2007

The Baileys Grove Villas Condominium Association Board of Directors held a meeting on Wednesday April 11, 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, Judy Mallen and Bill Landheer. Absent was Marge LaBreck. The following guests were present: Dorothy Brady, Ruth Kasturik, Virg Balazs, Jim Thompson, Jim Skripka and Lynne Skripka. Also present was Jake Heglund from REALICO.

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 February 14, 2007 Board meeting were reviewed; upon a motion duly made by Vice-President Balazs, seconded by Vice-President Mallen and unanimously carried, the minutes were approved.

Financial Report

Treasurer's Report: President Brady gave the Treasurer's report indicating that there was \$12,390.93 in the checking and \$56,953.83 in reserves. Upon a motion duly made by Mr. Landheer, Seconded by Vice-President Balazs, and unanimously carried, it was RESOLVED, the Treasurer's Report be approved as presented.

New Business

A. Maintenance Report: The maintenance report was reviewed for informational purposes.

B. Welcome basket update: The Board was updated on the welcome basket process. Judy Mallen volunteered to distribute it to new neighbors. Jake from REALICO gave the Skripka's the new owner packet.

C. Fire hydrant flags: The Board discussed the fire hydrant flag project as complete and satisfactory.

D. By-Law enforcement: The board discussed extensively lot #4 and the violation of the by-laws that has occurred there. After much discussion and upon a motion duly made by Vice-President Balazs, Seconded by Mr. Landheer, it was RESOLVED, REALICO was directed to draft a letter for Board approval notifying lot #4 that an architectural approval form must be filled out to request permission from the board for the exterior modifications. It was noted Vice-President Mallen abstained from voting on this matter.

E. Lawn and shrub discussion: Vice-President Balazs noted that REALICO sent a sprinkler turn on notice out to all residents at the Villas of Bailey's Grove.

F. Discussion of recently passed by-laws: Jake presented the Board with the recently passed by-laws numbered and put together in a packet. It was noted that there was one section of a by-laws missing. Jake said he would add that section and bring the completed packet to the next meeting.

G. Procedure and content for updating web page: Jake volunteered to post all approved minutes on the Baileys Grove Community website.

H. Status of 2006 tax return: Jake presented the 2006 tax return to the Board the Board noted this for informational purposes.

Other Business

Anlysis of home sales in Bailey's Grove Villas: The Board discussed that they would like to see Linda Singer from Heglund Sova Realty break the Villas home sales analysis down more into price per model of Villa. Jake noted it and would pass the information along to Linda.

Adjournment

There being no further business to come before the Board, a motion for adjournment was made by President Brady, seconded by Vice-President Balazs and unanimously carried, the meeting was adjourned.

Respectfully Submitted,

Marge LaBreck - Secretary