

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

**June 13, 2007**

The Baileys Grove Villas Condominium Association Board of Directors held a meeting on Wednesday June 13, 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, Bill Landheer, and Marge Labreck. Absent was Judy Mallen. The following guests were present: Dorothy Brady, Virg Balazs, Jim Thompson, and Mary Ellen Gase. 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 May 9<sup>th</sup> Board meeting and the May special meeting were reviewed; and upon a motion duly made by Vice-President Balazs, seconded by Marge LaBreck and unanimously carried, the minutes were approved. It was noted one correction was made to the May 9, 2007 Board meeting minutes.

**Financial Report**

*Treasurer's Report:* The Treasurer's report indicated that there was \$10,870.95 in the checking and \$58,610.54 in reserves it was reviewed for informational purposes.

**New Business**

*A. Review blacktopping estimates:* The Board reviewed a proposal from Superior Asphalt to seal coat the driveways and common streets as well as some repair work. Upon a motion duly made by Mr. Brady, seconded by Mr. Balazs and unanimously carried, it was decided to cap expenses for seal coat repair at \$8,800, and to include seal coating all drives and common road areas as well as repair work listed on the proposal.

*B. Black topping procedures:* The Board directed Jake to send a letter to the owners notifying them of the upcoming project and to have a form for them to sign and send back granting approval for the association to seal coat their driveway.

*C. Status of completion of tasks identified during Eastbrooks walk-thru:* The Board discussed Eastbrooks progress on repair and warranty items. It was noted that some work has been completed but there are still some tasks yet to be completed.

*D. By-law Enforcement:*

*A. Vote on site approval forms:* The Board reviewed and approved several site plan approval forms. It was noted that Jake at REALICO has all of the voted on approved and denied forms archived at the REALICO office.

*E. Status of plantings around electrical boxes:* Connie updated the Board on the status of plantings around the electrical boxes as completed.

*F. Results of Name the News Letter:* It was noted that there was one submission for a newsletter name "Villas Vidette". After discussion the Board confirmed "Villas Vidette" as the new newsletter name.

*G. Dead tree replacement:* The Board directed Jake to obtain a quote to remove the dead tree at the end of Mill Point Ct. and replace it with a spruce tree, as well as replace the tree that was removed last summer with a river birch tree.

*H. Swimming passes for Villas:* The Board briefly discussed purchasing swimming passes for the Villas community. No action was taken.

### **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,

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Marge LaBreck - Secretary