

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

July 11, 2007

The Baileys Grove Villas Condominium Association Board of Directors held a meeting on Wednesday July 11, 2007 at the Bailey's Grove Community Center, 5353 Bailey's Grove Drive, Kentwood, MI 49512. The following members were present: Bob Brady, Marge Labreck and Judy Mallen. Absent were Connie Balazs and Bill Landheer. The following guest was present: Dorothy Brady. 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 June 13th Board meeting and the May special meeting were reviewed; and upon a motion duly made by Marge Labreck, seconded by Judy Mallen and unanimously carried, the minutes were approved.

Financial Report

Treasurer's Report: The Treasurer's report indicated that there was \$10,930.14 in the checking and \$59,436.77 in reserves it was reviewed for informational purposes.

New Business

A. Tree planting proposals: The Board reviewed a proposal from JLH Landscaping and Scapes landscaping to plant two trees. Upon a motion duly made by Bob Brady, seconded by Marge Labreck and unanimously carried, it was decided to contract with JLH landscaping to perform the tree planting at a cost of \$625.00.

B. Black topping procedures and estimates: The Board directed Jake to proceed with the seal coat project. The board discussed the procedure and directed Jake to send a notice to all owners at the Villas on the dates and logistics of the seal coat process.

C. Status of completion of tasks identified during Eastbrooks walk-thru: The Board discussed Eastbrooks progress on repair and warranty items. No action was taken.

D. By-law Enforcement: No action was taken

E. Commence discussion of replacement of old board: This topic was tabled until next meeting

F. Vote on awning by-law: The board discussed awning by law and went over the rules Marge had assembled as well as the sample rules Jake supplied, Upon a motion duly made by Bob Brady seconded by Marge Labreck and unanimously carried, the Board adopted the awning rule number # 07071101

Adjournment

There being no further business to come before the Board, a motion for adjournment was made by Bob Brady, seconded by Marge Labreck and unanimously carried, the meeting was adjourned.

Respectfully Submitted,

Marge LaBreck - Secretary