

Raintree Village

Homeowners Association

AGENDA for the June 10, 2019 7:00pm meeting at Baker Middle School Room 108

Mission

The purpose of the Raintree Village Homeowners Association is to promote the recreation, health, safety and welfare of the residents of the Raintree Village subdivision, and in particular to collect assessments for the operation, maintenance, management and improvement of the common area. (Articles of Incorporation, Article II, May 23rd, 1973)

Important Dates in 2019

October 1 – State of Michigan Nonprofit Corporation Information Update filing deadline

October or November – Fall cleanup

December 9 – annual meeting with election of officers

1. **Call to Order** _____
2. **Roll Call:** Craig Chamberlain _____, Carrie Dodoro _____, David Eisenbacher _____, William Jenuwine _____, John Robertson _____
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Agenda Review**
Review the highlights of this agenda.
4. **Minutes of the May Meeting**
Suggested Resolution: RESOLVED that the Minutes of the 7:00pm Meeting of May 13th, 2019 be approved as submitted/modified and posted on the RVHA website.
Resolution 2019-06-001
Moved by: _____ Seconded by: _____ Vote Yeas: _____ Nays: _____
5. **Treasurer's Report**
The May bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Suggested Resolution: RESOLVED that the Board receive and file the May 2019 financial reports.
Resolution 2019-06-002
Moved by: _____ Seconded by: _____ Vote Yeas: _____ Nays: _____
6. **Quickbooks Consulting**
Review the status of the treasurer obtaining consulting services from a Quickbooks expert.
7. **Annual Assessment Collection Status**
The 2019 assessment statements and newsletter were mailed to all 810 Raintree Village homeowners on January 23rd, 2019. As of June 10th, RVHA is 85% collected for 2019. Review the status of collections.
8. **Subdivision Garage Sale**
Discuss the sign placement and retrieval and participation in and response to the subdivision-wide garage sale held on Friday and Saturday, May 17 and 18.
9. **Eagle Scout Project – Lakeside Commons Picnic Table and Benches**
Eagle Scout candidate Carter Warthman delivered to RVHA a check for \$463.00 representing fundraiser income in excess of expenses for his project to install picnic tables and refurbish the benches at Lakeside Commons. He also provided the instructions for setting the locks for the cables securing the picnic tables. The Eagle Scout project has been completed. The wood on the picnic tables and benches was not water-sealed, so staining is needed.

Suggested Resolution: RESOLVED that the Board approves and authorizes the president to sign a letter of appreciation to Carter Warthman for his completed Eagle scout project.

Resolution 2019-06-003

Moved by: _____ Seconded by: _____ Vote Yeas: _____ Nays: _____

10. Eagle Scout Project – Labeling Storm Drains

Discuss the status of the Eagle scout project to label storm drains.

11. Bostick Troy Development

A public hearing at Troy City Council for the conditional rezoning request and site plan for the Bostick property adjacent to the Raintree Village subdivision has not yet been announced. Discuss the status of the matter.

12. Postal Mail Report

Received an insurance certificate for Pamar Enterprises, Inc. naming RVHA as an additional insured for pond work.

13. Voicemail Report

Review any calls. Received voicemail from a homeowner on Oakcrest regarding the lawn cutting in Abbey Commons.

14. Email Report

Received email from the homeowner on Oakcrest who also left a voicemail regarding the lawn cutting in Abbey Commons. Received email from Watch Dog Goose Patrol. Received email from Associa Kramer – Triad regarding property management services. Received an email from a homeowner on Millay regarding the Bishop/Millay traffic island.

15. Website Discussion

16. Social Media Discussion

17. Commons Areas

Lakeside Commons

- Discuss the delayed application of weed control and fertilizer at the east end of the pond.
- Restoration by Erosion Masters, LLC of the eroded west end of the pond bank is tentatively scheduled to begin June 12, 2019. Discuss homeowner communications and irrigation requirements and arrangements.
- Discuss response to a homeowner requesting permission to drain to the pond.
- Decide and arrange for staining or other treatment for the wood on the new picnic tables and replaced benches.
- Consider leveling the ground and seeding after a contractor performed work on the pond outlet.
- Remove phragmites (invasive plant species) established at southeastern corner of pond, otherwise they will fill the entire pond within ten years. Application of herbicide requires a permit. Review plans for treatment.
- Form a plan to promote natural vegetation around the perimeter of the pond. Establishing a vegetated buffer with native grasses that have larger root systems will help to slow down runoff and provide protection. Planting native woody shrubs at the edge of the pond will help secure the banks. A buffer with taller vegetation will deter geese from coming up on the lawn. Native grasses can be aesthetically pleasing especially with some wildflowers in the mix. Plan needs to be coordinated with pond bank restoration work.
- Until the natural vegetation protective buffer is established, repair and maintain the goose fence. An intact goose fence discourages geese from nesting and residing for the season.
- Consider planting new trees to replace removed trees after bank restoration work in that area is completed. Planting needs to be coordinated with bank restoration work.
- Place additional woodchip fill under the swing set and install a fill retention border.

Forest Commons

- Discuss concern about the application of weed control and fertilizer at the Sandburg entrance.
- Discuss the results of the Spring cleanup.
- Remove buckthorn, garlic mustard, barberry, poison ivy and other invasive and undesirable species – Ongoing project.
- Plant new trees – Ongoing project.
- Form a plan to improve the Stonetree Dr entrance.

Village Commons

- Discuss the results of the Spring cleanup.
- Discuss the results of the spraying of herbicide to control buckthorn seedlings.
- Need to contact a homeowner regarding encroachment at the northeast corner.
- Remove buckthorn, garlic mustard, Vinca minor (creeping myrtle) and other invasive and undesirable species – Ongoing project.
- Plant new trees – Ongoing project.

Abbey Commons

- Discuss the homeowner concern regarding the cutting of grass in Abbey Commons. Jim McCauley of Bobcat Lawn Maintenance reported that his service was unable to cut about a third of the grass without damaging the area due to standing water. When they were able to cut it, the excessive clippings were too much to blow out, so they raked and removed them and are assessing an additional charge on the June invoice.
Suggested Resolution: RESOLVED that the Board authorizes a payment of \$50.00 to Bobcat Lawn Services for a special charge (\$15.00 fee and \$35.00 labor) to rake and remove excess clippings at Abbey Commons.

Resolution 2019-06-004

Moved by: _____ Seconded by: _____ Vote Yeas: _____ Nays: _____

Entrance medians and cul-de-sac islands

- Solicit bids from landscape companies to maintain the Bishop/Millay cul-de-sac island. Contractor arrangements have been delayed due to a board member being called away for a family emergency.
- Discuss replacement of entrance signs.
- The grass between the sidewalk and John R Rd at the North Lake Dr entrance needs to be re-sodded.
- Discuss planting and watering flowers at the entrance signs.

18. New Business

Items not on the agenda. Any RVHA member or guest may speak.

19. Next Meeting

RVHA does not have regularly-scheduled meetings in July and August when Baker Middle School is closed. The next regularly-scheduled monthly meeting is Monday September 9th, 2019 at 7:00pm in Baker Middle School room 108.

20. Adjournment _____