

Raintree Village

Homeowners Association

AGENDA for the September 9, 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 June Meeting

Suggested Resolution: RESOLVED that the Minutes of the 7:00pm Meeting of June 10th, 2019 be approved as submitted/modified and posted on the RVHA website.

Resolution 2019-09-001

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

5. Treasurer's Report

The June, July and August bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.

Suggested Resolution: RESOLVED that the Board receive and file the June, July and August 2019 financial reports.

Resolution 2019-09-002

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

6. Quickbooks Consulting

Review the status of the treasurer obtaining consulting services from a Quickbooks expert to resolve the matter of both Accounts Receivable and Prepaid Assessments being overstated by \$358.00.

7. Quickbooks Online

RVHA continues to use the 2013 edition of Quickbooks that is installed on the RVHA laptop. Intuit offered Quickbooks Online for a 70% discount for three months. Quickbooks Online Simple Start (single user) is normally \$25.00 per month (\$300.00 per year). Quickbooks Online Essentials (up to 3 users) is normally \$40.00 per month (\$480.00) per year. Using Quickbooks Essentials would allow more than one person to process assessment payments and might simplify the preparation of the annual review report by a CPA. In the past the board has concluded that the benefits are not worth the additional cost. Discuss whether this is still the case.

8. Annual Assessment Collection Status

The 2019 assessment statements and newsletter were mailed to all 810 Raintree Village homeowners on January 23rd, 2019. As of September 9th, RVHA is 95% collected for 2019 and 99% collected for 2018 and years prior. Ten homeowners owe for less than 1 year (amounts like \$1.00, \$3.00, and \$6.00), 25 homeowners owe for 1 year, 4 homeowners owe for 2 years, and 1

homeowner owes for more than 1 year. Review the status of collections.

Resolution 2019-09-003 Suggested Resolution: RESOLVED that the Board approves an expense up to \$240.00 for Oakland County Register of Deeds real estate recording fees for the year 2019.

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

9. **Write Off Uncollectible Debt**

Resolution 2019-09-004 Suggested Resolution: RESOLVED that RVHA write off \$1.61 of the 2019 assessment (1/1/2019 through 1/21/2019) as uncollectible bad debt for 1926 North Lake Dr due to mortgage foreclosure on 1/22/2019 as recorded in the Oakland County Register of Deeds Liber 52584 Pages 156-161 in accordance with the Declaration of Covenants, Conditions and Restrictions, Article IV "Covenant for Maintenance Assessments", Section 9 "Subordination of the Lien to Mortgages".

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

10. **Additional Expense for Lawn Maintenance at Lakeside Commons**

Resolution 2019-09-005 Suggested Resolution: RESOLVED that the Board approves an additional payment of \$165.00 to Bobcat Lawn Maintenance LLC for lawn maintenance at Lakeside Commons necessitated by excessive rains and wet ground conditions.

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

11. **Dead Deer Removal at Forest Commons**

Resolution 2019-09-006 Suggested Resolution: RESOLVED that the Board approves a payment of \$250.00 to John's Small Animal Live Trapping for the removal of a dead deer in Forest Commons near the Stonetree Dr entrance.

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

12. **Reimbursements**

Resolution 2019-09-007 Suggested Resolution: RESOLVED that the Board authorizes reimbursement of \$20.00 to Craig Chamberlain for the fee for filing the annual State of Michigan Domestic Nonprofit Corporation Annual Report upon presentation of the receipt.

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

Resolution 2019-09-008 Suggested Resolution: RESOLVED that the Board authorizes reimbursement of \$75.26 to Craig Chamberlain for the purchase of one half gallon of Avian Migrate goose repellent concentrate for use at Lakeside Commons upon presentation of the receipt.

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

Resolution 2019-09-009 Suggested Resolution: RESOLVED that the Board authorizes reimbursement of \$5.28 to Craig Chamberlain for the purchase of one 15 oz can of orange spray paint for marking invasive species upon presentation of the receipt.

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

Resolution 2019-09-010 Suggested Resolution: RESOLVED that the Board authorizes reimbursement of \$4.98 to Craig Chamberlain for the purchase of two gallons of white vinegar for treating the area in Forest Commons where a dead deer was removed upon presentation of the receipt.

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

Resolution 2019-09-011 Suggested Resolution: RESOLVED that the Board authorizes reimbursement of <amount> to David Eisenbacher for the purchase of fence and stake supplies for replacing the goose fence at Lakeside Commons upon presentation of the receipt.

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

Resolution 2019-09-012 Suggested Resolution: RESOLVED that the Board authorizes reimbursement of <amount> to John Robertson for the purchase of water sealant for treating the picnic tables and benches at Lakeside Commons upon presentation of the receipt.

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

13. **Eagle Scout Project – Lakeside Commons Picnic Table and Benches**

Review letter of appreciation from the board to Eagle Scout candidate Carter Warthman.

14. **Eagle Scout Project – Labeling Storm Drains**

Receive final report from Eagle Scout candidate Caleb Eisenbacher and review letter of appreciation.

15. **Future Eagle Scout Project Possibilities**

Review other improvement projects that would be suitable for future Eagle Scout candidates.

16. **Raintree Village on the Park Buffer Zone**

Discuss RVHA's standing on matters including vegetation in and access to the buffer zone surrounding the Raintree Village on the Park subdivision.

17. **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.

18. **Postal Mail Report**

Review any postal mail.

19. **Voicemail Report**

Review any calls.

20. **Email Report**

Received email from homeowner regarding missing sidewalk at 3467 Harmony.

Received email from homeowner suggesting that RVHA coordinate a group rate for backflow testing.

Received email from homeowner requesting permission to temporarily erect a tent partially on Abbey Commons.

Received spoofed email appearing to come from the association president to the treasurer requesting a large payment to a vendor.

Received emails from homeowners inquiring about paying online.

Received emails from homeowners inquiring about their balance owed.

Received email from homeowner about a dead deer in Forest Commons.

Received email from homeowner about tree branches that fell in Forest Commons that are partially on his property.

Received email from homeowner about a returned check.

Received email from homeowner abutting Abbey Commons about another homeowner erecting an orange snow fence in the middle of the park and leaving it there for several days.

Received email from homeowner abutting Raintree Village on the Park regarding the buffer zone.

21. **Website Discussion**

22. **Social Media**

Craig Chamberlain posted on Nextdoor seeking suggestions for how RVHA can accept online payments.

A homeowner posted on Nextdoor inquiring about the possibility of RVHA having a gated community pool.

A homeowner posted on Nextdoor inquiring about the private parks in the subdivision.

A homeowner posted on Nextdoor regarding RVHA.

23. **Commons Areas**

Lakeside Commons

- Review the bank restoration work performed by Erosion Masters, LLC on the eroded west end of the pond bank. Discuss planting and irrigation requirements and arrangements.
- Decide and arrange for sanding and water sealing the wood on the new picnic tables and replaced benches.
- 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.
- Consider leveling the ground and seeding after a contractor performed work on the pond outlet.
- 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.

Village Commons

- Discuss the results of the spraying of herbicide to control buckthorn seedlings, and possible cutting of dead seedlings.
- Plan for Fall cleanup.
- Decide on action 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.

Forest Commons

- Form a plan to improve the Stonetree Dr entrance.
- Form a plan to re-establish the diagonal path with wood chips.
- Remove buckthorn, garlic mustard, barberry, poison ivy and other invasive and undesirable species – Ongoing project.
- Plant new trees – Ongoing project.

Abbey Commons

- The By-Laws, Article VII “Powers and Duties of the Board of Directors”, Section 1 “Powers” states: “The Board of Directors shall have power to: (a) adopt and publish rules and regulations governing the use of the Open Space Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;”.

The City of Troy Code, Chapter 93 “Fire Prevention” section 105.6.15 “Fireworks” states “An operational permit is required for ignition, discharge and use of agricultural or wildlife fireworks, articles pyrotechnic, public display fireworks before a proximate audience, or special effects fireworks as stipulated in this ordinance.” Section 5601.1.3 “Fireworks” states “The possession, manufacture, storage, sale, handling and use of fireworks shall be in compliance with the Michigan Fireworks Safety Act, Act No. 256, Public Acts of 2011 and any amendments thereto, Troy City Code, Chapter 26; Troy City Code, Chapter 98; and this ordinance.”

Discuss restrictions on activities in and the modification of common areas and liability concerns. This is in response to a homeowner erecting an orange snow fence in Abbey Commons and leaving it up for several days and spraying lines on the grass. This is also in response to a fireworks display organized by a homeowner and held in Abbey Commons with over 100 spectators which was not sanctioned by RVHA.

- Discuss the need to trim dead branches.
- Discuss the status of the bench.

Entrance medians and cul-de-sac islands

- Review the weed control and the distribution of woodchips on the Bishop/Millay cul-de-sac island.
- 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.

24. New Business

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

25. Next Meeting

The next regularly-scheduled monthly meeting is Monday October 14th, 2019 at 7:00pm in Baker Middle School room 108.

26. Adjournment _____