

RAINTREE HOMEOWNERS ASSOCIATION
APRIL 6, 2005 MINUTES

Board Members Present: Bill Jenuwine, Kern Smith, Stacey Pilut, Pat Murphy
Guests: Tom Sommers, Mike Kreinbring

Bill motioned to approve March minutes. Pat Second.

>TREASURER REPORT: Kern reported that \$15,000.00 has been received for 2005 dues. The outstanding balance is \$17,000.00. Some past due homeowners sent in only \$25.00 for their 2005 dues. Kern immediately sent a past due statement requesting the remaining balance.

Bill mentioned homes for sale with outstanding balances. He suggested sending a letter to the Real Estate Company informing them of overdue balances. He also suggested sending a reminder letter to those whose houses are for sale by owner. It was agreed that liens should be placed on these homes to assure we get the amount owed. Bill has paperwork on how to process liens.

Kern received two names of attorney's that handle homeowner association cases, Jill Bankey and Harvey Babcock. He will inquire with the attorney's how to proceed on collecting past due amounts.

Going to Small Claims Court is a possibility for collecting outstanding dues but there is no guarantee to receive the money. Someone would have to appear at all hearings.

>COTHA: No Report

>COMMONS AREAS:

-LAKESIDE COMMONS 2005 GOOSE ROUNDUP APPLICATION

Bill has sent in the application. No date has been set. Last year the round up took place in June.

-COMMONS AREA ASH TREE REMOVAL

Bids are still coming in for Ash Tree removal for Abbey, Lakeside and Village. For the Village Commons area, one contractor recommended this year only to remove Ash Trees 10 feet into the Common area and remove the Ash Trees in the middle of the Commons in the upcoming years. He said the Ash Trees inside the Commons will most likely not fall and if they should, they will fall into the other trees. Recommendation to remove these trees is for November 2005.

-FOREST COMMONS BRUSH PILE REMOVAL

There have been several complaints from homeowners regarding the brush that is still in the Forest Commons from the October clean up. There is no date set for the brush to be chipped. The entrance area at Tennyson and Sandburg is still too wet and soft to bring in the truck and chipper. Davey Tree Service is concerned of getting stuck again. Kern suggested calling the tree service to see if a smaller truck instead of the heavy truck can bring in the chipper, since they will not be hauling away the chipped wood. Bill will put another call into Davey Tree Service to see when they can complete the job. Other options are to drag the debris to the entrance of the Commons Area or call other companies for bids. Pat said he will call Branch Tree Service for a bid.

-FORECT COMMONS TREE PLANTING

Stacey brought up the planting of trees in the Forest Commons Area. It was agreed to plant trees on the southeast side of the Commons and to wait until the debris from the cleanup is removed before planting trees elsewhere in the Commons. The Global Releaf of Michigan is having a tree sale in Troy. For six trees or more it is \$23 each. Bill motioned to spend \$230 from the Global Releaf Grant Fund to buy 10 trees, five Sugar Maple and five Swamp White Oak. The Global Releaf Grant still could be used at a later date if needed. Motioned passed.

-ABBEY COMMONS LOCUS TREE SEAPOD ISSUE

Tom Sommers informed that the Locus trees in the Commons area have dropped a big crop of seedpods. He has requested that Bobcat Lawn Maintenance remove these pods before mowing. Bill will contact Jim from Bobcat to see if this is a part of our contract. Bill will forward the contract to all board members.

>MAY GARAGE SALE: Date is Saturday, May 21, 2005. Debby will put advertisements in the Troy Gazette and the Troy Times. Kern will call Kinko's for a quote on replacing the signs.

>VOICEMAIL REPORT:

Pat said he received a call from Metropolitan Title Company inquiring if association dues were current on a home that they would soon be closing. Another call was from a homeowner inquiring about the May Garage Sale.

>WALK IN ISSUES

Bill suggested that the greeting for the voicemail should request the caller to also visit our web site. He also suggested that a Frequent Question and Answer page be added to our web site. Please let Bill know of any Frequent Questions you think should be on the list.

Bill mentioned that the home at the corner of Sandburg and Stonetree has had a waterproofing advertisement sign on their lawn for some time now. Pat said that construction work is still being done on the home. It was agreed to allow more time before requesting that the sign be removed.

BILL MOTIONED FOR THE MEETING TO BE ADJOURNED. PAT SECOND.

NEXT MEETING WEDNESDAY, MAY 4, 2005

slp