

RAINTREE VILLAGE HOMEOWNERS ASSOCIATION
OCTOBER 5, 2005 MINUTES

Board members present: Bill Jenuwine, Henrean Prater, Debbie Doyle, Stacey Pilut, David Eisenbacher, Kern Smith, Carl Zoeller, Pat Murphy

Guests: Mike Kreinbring, Barb Layman, Tom Sommers

>Stacey motioned to approve the September minutes. Pat second. Motioned approved.

TREASURER REPORT:

Kern reported that the directors and liability insurance is paid. Most of the other big-ticket items are paid and up to date. A few more unpaid dues have come in. Kern reminded the Board that he is resigning Dec 31 as Treasurer. Barb Layman suggested contacting a Raintree resident who does her taxes. She will follow up on that.

COMMON AREAS:

>Bill questioned why he has seen no red flags after any of the fertilizations. Tom Sommers will review this and find out how many times the common areas have been fertilized this year. He will report back next month.

>Ash Trees: Pat reported that the bids on the 2 critical trees in Village Commons came in at \$1250 for cutting and removal by K&S Tree Service. Bill motioned to approve 2 dead ash trees to be removed including all debris with no heavy equipment allowed in the common area at a cost of \$1250. Stacey second. Motion approved. Pat also noted that K&S will re-bid Village Commons with various options (hourly rate, only doing the perimeter etc.) Carl will inquire with the company that removed some trees at his home to bid the ash trees in Village Commons.

LIENS:

>Bill addressed an email that he received from Pat, accusing Bill of fraud in reference to the amount that Raintree can charge to the lien. There had been some discussion whether Raintree can charge the whole amount outstanding on the delinquent account. It was recently discovered though, there is a statute of limitations of only being able to collect the past 6 years amount. Bill angrily told Pat to never accuse him of such a thing again. Pat agreed and the matter was resolved. Henrean mentioned that to the best of her knowledge, RVHA

could request the full amount of the lien, regardless of how many years have passed. It would be left up to the homeowner to research this fact and proceed with protesting the full amount. It was agreed that RVHA should have the entire amount due listed on the lien document. Stacey indicated that the liens are typed and ready for notarization. David will arrange to have these notarized at the City Clerk's office. Bill as President will need to sign the liens at the Clerk's office.

BOBCAT LAWN CONTRACT:

Jim McCauley had asked at the September meeting if RVHA would consider a two-year contract. At that time, it was agreed to wait and review the current contract to decide whether a two-year should be agreed to. Tom Sommers indicated that Jim has done a great job the past two years. Henrean also agreed with this. Bill asked for a show of hands in a mock vote who is in favor of a one year. Henrean, Kern, Carl and David raised their hands. Bill then asked for those in favor of a two-year to raise their hands. Debbie, Stacey, Pat, and Anne (by proxy) raised their hands for this. As a result of this poll, a tie ensued and Bill's vote would be the tiebreaker. After much deliberation, he was in favor of a one year. There was some discussion on the language of the contract. Several thought RVHA should rewrite the contract. David agreed that the following complaint clause be added: Any complaint received by RVHA is to be communicated to BobCat Lawn Service within 24 hours of the complaint. At the time of the complaint, a representative from both parties are to review the complaint in question and resolve any concerns regarding the complaint. Henrean offered her rewrite of the current contract for review. Bill will follow-up with BobCat.

RETENTION POND UPDATE:

Carl Zoeller presented his report and updated information on the retention pond. He has done much research and provided information on the historical aspects of the pond and possible solutions to upgrade the retention pond. He will continue to work with City of Troy officials and report back with an update. The geese fence, water quality, and shore erosion are some of the issues Carl discussed.

SPRINKLERS FOR ISLANDS:

Barb Layman has been researching the possibility of adding a sprinkler system to the islands. She reported that the cost for such a system would be approximately \$2000/island. There were questions

regarding the set-up and on going costs. She will get more information and report back.

ROAD CONSTRUCTION UPDATE:

David and Debbie reported that the streets are not complete. A final completion date of October 22 is what was reported from the City. Debbie mentioned that many of her neighbors are still very upset with how this project was managed over the past many months.

HALLOWEEN PARADE/WARMING HOUSES:

Stacey and Debbie reported that it just would not be possible to do a Halloween parade this year due to the financial status of RVHA. Debbie asked if the warming houses could be offered again this year. She thought the cost from last year s was approximately \$80. Bill motioned for \$100 be approved for the warming houses and be coordinated as last year. Stacey second. Motion approved. Debbie will contact previous warming houses and determine if they are interested in doing it this year.

NEWSLETTER:

Debbie reported that Jackie Tolonen would continue doing the newsletter for the time being. She would like to bow out at some time in the near future and would appreciate if the Board could find a replacement. It was agreed that a newsletter will go out with the Feb due statement. Suggested items for the newsletter include annual budget, profit and loss statement, delinquent dues, explanation of how dues is spent, update on ash tree removal, and need for volunteers.

COTHA:

Stacey offered to be Raintree s rep. David gave a report on last month s meeting.

VOICEMAIL:

Pat reported 2 calls regarding a tree and delinquent dues.

OTHER:

>Henrean asked if anyone had given out her unlisted phone number. She has received calls from title companies in reference to Raintree business. The Board phone list is not posted nor given out to anyone.

>David suggested that the November meeting include a planning session for next year s calendar items. Bill will add this to the agenda.

Meeting adjourned.

DSD