

RAINTREE VILLAGE HOMEOWNERS ASSOCIATION
SEPTEMBER 7, 2005 MINUTES

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

Guests: Jim McCauley, Anne Milowe, Carl Zoller, Bob LaLiberte, Ervin Countryman, David Jaska, Mike Kreinbring, Craig Chamberlain

>Debbie motioned to approve the June minutes with the following changes: Under the subject of Parks The company could not guarantee any damage to Abbey Commons lawn due to the fact the trees would be cut down and dragged out . David second.

TREASURER REPORT:

>Dues collection process: Henrean acknowledged Stacey s hard work in her efforts to collect \$3025 in outstanding dues. To date, \$12,335 is the amount outstanding at this point.

>Kern officially gave his resignation as Treasurer effective Dec 31, 2005. He will remain an active board member.

>Insurance: \$3505 is premium for Directors and Liability insurance. Pat will get another quote. Stacey approved. Debbie second.

>Liens: There are 6 liens that are current for unpaid dues. Stacey explained the lien requirements and the document that she has as a guide. These need to be filled out signed and notarized. David offered to take care of the notary. There are 19 homes with the highest outstanding amounts of which 4 are liens. It was discussed that the liens are the most appropriate way to deal with the outstanding dues. Further discussion on this will be held during the October meeting. Stacy mentioned that COTHA s November meeting will have someone that specializes in liens as the presentation that

evening. She suggested that someone from our Board needs to attend and thought she may be able to go.

COMMON AREAS:

>Jim McCauley asked for a renewal of his BobCat Lawn Service contract, which expires October 31, 2005. He will not raise the price for the renewal. He also asked if RVHA would consider a two-year as opposed to a one-year contract. The price would also remain the same and he would also include in that price, free tree pruning, a \$300 savings. A due process clause for complaints would also be added if a two-year contract were approved. Jim provided an updated contract for the board to review. Henrean asked if he would wait until the October 5th meeting for a decision. She felt the Board needed time to discuss this and would have an answer at the next meeting. Debbie motioned that the Board approve a one-year with the possibility of extending it to a two year after a review of the current contract. Pat second.

ASH TREE UPDATE:

>The ash trees were removed from Abbey and Lakeside Common areas. For those that have seen the areas, all agreed the company K&S did a good job. The price came in under budget. David mentioned two ash trees at Lakeside on the north side that need to be looked at. David reported that it appears they are on Common property. Carl offered to look at this. At Village Commons there are two ash trees that may be a possible hazard to a resident s property. \$1250 to remove these with the resident s permission. K&S will bid Village Commons at three different sections.

WALK IN ISSUES:

>David Jaska asked about lower property values in Raintree. He felt that some homeowners were not maintaining their homes. David explained the City of Troy s property code. Pat suggested putting in the newsletter a reminder for residents to

keep their property looking its best. David and Bob also inquired when the dead end at Harmony would open up. Debbie explained that this road was permanently closed 3 years ago at the request of residents on Boyd and those residents in Raintree that live near the area. She indicated that a permanent barrier would be installed once the road construction is complete in Raintree.

NEWSLETTER:

>It was discussed that a newsletter needs to go out. Stacey offered to help with this. Debbie mentioned that Jackie Tolonen has prepared the newsletter in the past and had used the Publisher program.

GEESE UPDATE:

>\$200 for geese removal in June.

>Carl inquired about the geese fencing around the retention pond. He offered to investigate getting a more uniform fence around the area. Debbie suggested that his neighbor Tony Stokes may have purchased large quantities for the neighbors and might have some left over fence material.

David motioned to adjourn the meeting. Henrean second.

DSD