

RAINTREE VILLAGE HOMEOWNERS ASSOCIATION  
MAY 8, 2006 MINUTES

Board members present: David Eisenbacher, Debbie Doyle, Bill Jenuwine, Anne Millowe, Pat Murphy, Stacey Pilut, Mick Rennick.

Guests: Jim McCauley (BobCat Lawn Service), Brendan Baxter (Chase Bank) Guest Residents: Lena Crowton, Hedwig Reineke, Jarod Bardon, Jeanene and Frank Urban, Rick Gurzick, Gopal and Sneh Sharma, Craig Chamberlain, Bruce Wojciechowski, Martin Binder, Larry Greene, Dennis Coleman, Dr. Asit K. Ray

Bill motioned to approve the April 10, 2006 minutes as submitted. Stacey second. Motion approved.

**COMMON AREAS:**

-Jim McCauley questioned whether Lakeside was fertilized. He didn't think the first application was done there. Mick will follow up with Scott's and hold the current bill until he contacts the company about the applications. Jim mentioned the Knox Ct needs re-seeding. He also turned in proof of his liability insurance (which he has done annually). Jim asked that one person from the Board be his contact person and David offered to do that. Jim also turned in his latest invoice for services from BobCat.

-Tree planting April 22. David thanked everyone for their help.

-Stump Grinding at Village Commons – Pat reported that this was completed.

-David will be purchasing the fencing for Lakeside. Bill motioned to approve \$200 for the purchase of geese fencing. Stacey second. Motion passed.

-Geese Round-up- Bill reported that there are only a handful of geese at the pond and sees no need for the round up this year. He highly suggested that we file the permit request anyway in case those numbers change in the next few weeks. The permit needs to be filed by June 1 to the DEQ. Dewey Clark (certified by the DEQ) charges a minimum of \$200 for the geese removal.

**TROY SCHOOL DISTRICT PROPERTY:**

David gave an overview of the 18 acres of school district property for sale adjacent to Raintree Subdivision. This property abuts Woodgate, Kings Pointe and Sherwood. Several residents had questions as well as stated their opposition to this proposed sale and development. All residents in attendance inquired as to the Association's position and how can RVHA can assist with this. There are two items, which the Association can address if needed. RVHA will oppose any other access to the property other than the stub street at the end of North Lake. RVHA will also demand that the any new development

not use Raintree's retention pond without doing improvements to such or accepting maintenance and repair of the pond. Ideally, it would be best if the development have it's own retention basin, so as to not tax our basin any more than it is. David reminded everyone that the Association must act for all residents and some issues cannot be backed by RVHA because they only affect certain homeowners and not the entire membership.

After a very lengthy discussion, several other points were highlighted:

1. Wetlands – identification and preservation. Lon Ullman, Troy resident and wetland advocate will be contacted for assistance with this.
2. Access Points: possible EVA (emergency vehicle access) at the corner of Harmony/Woodgate/Kings Point. Public street access in this location will be opposed.
3. New Development's impact on surrounding properties (flooding) and Raintree retention basin in reference to storm water management.

David made it very clear that in order to proceed with any opposition to this potential sale and development, the residents must be very organized. Bill Jenuwine asked if anyone was willing to take on a leadership role. Bruce Wojciechowski offered to take on this responsibility. Pat motioned to elect Bruce Wojciechowski as head of the Sub Committee for studying the Troy School District property. Stacey second. Motion passed. It was also mentioned that it will be very important the school district be kept out of the loop with information being passed around. David explained a new web based tool, BaseCamp, to consolidate information and organize projects. Debbie will forward Bruce information on Basecamp. David motioned that RVHA will hold a special meeting Monday May 22 at 7:30 pm for the sub committee and the RVHA Board to discuss the TSD property. Stacey second. Debbie will follow up on a room reservation for Baker.

#### **TREASURER REPORT:**

-David motioned to approve payment by the Treasurer for all of the 2006 bills for snow removal to Four Men and a Plow, BobCat Lawn Maintenance, SBC/AT&T, DTE and RVHA website. Stacey second. Motion passed.

-Current account statement was reviewed. Debbie motioned that the Board receive and file the May 2006 financial report. Stacey second. Motioned passed.

-Mick reported \$15,790 of aging dues. \$5000 outstanding for current year.

- Mick requested that his cell phone number and not his home number be used for all Raintree business.

-Two outstanding payments for ads in the annual statements have yet to be received. Mick will contact Dianne Garwood and Carl Zoller for payment.

-Tax returns – Mick will follow up as to the cost to do this. He will contact the accountants that Debbie had forwarded on to the Board.

-Stacey will update aging dues report and have ready for next meeting.

-Debbie asked that a dues status letter be prepared for 1841 Crimson. That home is in foreclosure and the realtor has requested that information. Debbie also asked that a letter directed to the bank address the lawn cutting frequency. She stated that a lawn service has only been contracted every two weeks and once a week is more appropriate. David will forward a letter to the realtor.

### **GARAGE SALE:**

-Debbie reported that ads have been placed in the Eccentric and Detroit Free Press as well as a posting on Craigslist.com. She asked if an ad in the Gazette would be necessary for the cost of \$15. The paper could not guarantee a free mention of our sale due to the high number of requests that the Gazette gets each week. David suggested that the day of the sale to post a slightly different ad on Craig list. Bill inquired whether the garage sale was listed on the City's calendar. Debbie will contact Cindy Stewart and have our sale placed on the calendar.

-Signs – David has most of the signs. Stacey thought she had a couple. Several Board members will place these out at key points in the sub the week of the sale.

-Debbie will place maps of the sub at various homes having garage sales.

### **VOICE MAIL**

-Pat reported no calls

### **INSURANCE**

-Pat will report at the June meeting regarding the Directors/Liability insurance

### **NEW COMMUNICATION TOOL**

-Debbie explained and suggested that RVHA Board members consider using a free web based communication tool Basecamp. It would help organize and consolidate all communication between Board members. David had reviewed a current site for another homeowners group and suggested that we try this. This site would be only for Board members who access it with a password assigned to each. Debbie will forward to Bill the web site information.

### **RECORDS RETENTION POLICY**

-David will review this at a later date.

**MEETING ADJOURNED:**

-David motioned to adjourn the meeting. Stacey second.

NEXT MEETING: JUNE 12 AT **7 PM** . Early start to allow for presentation from Tracie Beasley of the Clinton River Watershed Council.

DSD