

RAINTREE VILLAGE HOMEOWNERS ASSOCIATION NOVEMBER 13, 2006 MINUTES

BOARD MEMBERS PRESENT: Debbie Doyle, David Eisenbacher, Bill Jenuwine, Anne Milowe, Pat Murphy, Stacey Pilut, Carl Zoller

GUESTS: Bruce Wojciechowski, Steve Slimak, Barb Layman, Craig Chamberlain

APPROVAL OF MINUTES: Stacey motioned to approve the June 26, 2006 special meeting with the following changes. 1) Stacey was present 2) Bruce Wojciechowski lives on Woodgate. Bill second. Motion approved. Debbie motioned to approve the October 2006 minutes as submitted. David second. Motion approved.

STATUS OF WETLANDS SURVEY APPEAL; TSD BID UPDATE

> Bruce discussed his personal bid for the 18 acres of Troy School District property. He bid \$1 and also explained how he would develop the land keeping in mind the wetland survey. Stacey reported that there were a total of four bids received. Prices ranged from \$4.2 million to \$1. TSD will review the bids and announce the winning bid at the November 21 school board meeting. Bruce also explained the wetland report from the DEQ and discussed the differing opinions of the various consultants. Troy Residents Preserving Wetlands, LLC hired Wetland Coastal Resources to do an independent survey and they along with the school district's consultant came up with very differing amounts of regulated wetlands than the State of Michigan's report. Bruce has requested a hearing to challenge the DEQ's report. The DEQ states there is one wetland and the other two consultants state there are 4 possibly 5 wetland areas. After much discussion, it was recommended to Bruce that he attend the TSD meeting to inform them he is contesting the final wetland report and to also contact the winning bidder with the wetland controversy.

RETENTION/DETENTION POND UPDATE

> Debbie, David and Stacey met with attorney Greg Gamalski to discuss the issue of the maintenance and repair responsibility of Raintree's detention pond and storm water management. Greg recommended that Raintree attempt to get the one development, Wattles Ridge to share in the responsibility with future repairs etc. Even though the City of Troy allowed this project to proceed without its own retention basin, it's not too late to have them share in the responsibility because this development is not complete. It is too late however to include the other subdivisions that use Raintree's pond - Judy Estates and Buck Run - because these are complete. Mr. Gamalski also suggested that Raintree investigate a special assessment district, which would include all users of the pond, just not Raintree. Stacey also reported that the residents of Buck Run and Judy Estates cannot be required to pay for the storm water management because Raintree Pond is privately owned. David suggested that the next step should be to approach the City and set up a

meeting with the City Manager, Phil Nelson to discuss the entire issue. David also added that since the TSD property will be sold soon, any new development must share part of the responsibility of the storm water management or they must have their own retention basin. Anne indicated that she would like to attend the meeting with the City Manager. David will set up a meeting and email the date and time to the Board.

TREASURER REPORT

>Bill motioned to reimburse Barb Layman \$10 for the cost of maintaining Bishop Island. David second. Motion passed. All thanked her for the great job she has done on the island and the upkeep.

>No Treasurer report was available in Mick's absence

COMMON AREAS

> David passed out the new snow removal contract from Four Men and a Snow Plow. Carl Zoller offered to provide a better price for Raintree for snow removal. He will email a contract for the Board's approval prior to the next meeting.

> David reported that there are low areas at Lakeside near the play structure and surrounding area that need to be filled in. Carl suggested using slag, which could work very well, in these areas. He will get prices and report back to the Board.

>David suggested that RVHA should delay any removal of ash trees in Village Commons until the reserves can be built up to a better level. RVHA may need to prioritize these costs over any potential costs associated with the TSD property development issue. This should be mentioned and explained in the newsletter to the residents.

HALLOWEEN PARADE/WARMING HOUSES

> Due to rain the Halloween Parade was cancelled.

> The warming houses went well. Debbie reported many positive comments at her house. Chase Bank provided doughnuts and cider and Debbie wanted to thank Brendan Baxter for helping again this year.

VOICE MAIL

> Pat reported that there was one call for a dues status letter and two hang up calls.

NEWSLETTER / DUES STATEMENT

> Stacey and Anne will coordinate the content and layout of the newsletter to go out with annual dues statement. Stacey asked that Board members email her with suggestions for topics. David offered to do the printing.

> Bill asked that larger return envelopes be used.

>Pat will look for someone to do the dues letter stuffing. The person he hired last year is no longer available.

>Target date for mailing is Feb 1.

ANNUAL MEETING

> Annual meeting set for **Dec 4 at 8 pm.**

>Carl and David's terms are up this year. Stacey nominated both to another 3-year term. Anne second. Motion passed. Stacey also asked if Craig or Barb have any interest in serving on the Board. Both indicated that they are not interested at the present time.

> David will remind Mick to prepare the annual budget.

>Calendar of events will be set for 2007

OTHER

>It was suggested that due to Raintree's limited reserves, that the annual dues of \$25 be raised 1.5% which is the maximum allowable amount without a vote from the membership. That ends up being approximately \$1.00. Pat motioned that Raintree raise the dues by the maximum percentage which equals to \$1.00 to a total of \$26/year. Debbie second. Motion passed with 4 yeas and 3 nays.

David motioned to adjourn the meeting. Bill second. Meeting adjourned.

Annual Meeting: **DECEMBER 4 8 pm Baker Middle School**

Next Monthly Meeting: **DECEMBER 11 7:30 pm Baker Middle School**

DSD