

RAINTREE VILLAGE HOMEOWNERS ASSOCIATION

DECEMBER 9TH, 2013 MINTUES

David Eisenbacher called the meeting to order.

BOARD MEMBERS PRESENT: Craig Chamberlain, Debbie Doyle, David Eisenbacher, Bill Jenuwine

BOARD MEMBERS ABSENT: Ann Lemke, Anne Milowe

REVIEW/AMEND/APPROVE NOVEMBER 11TH 2013 MINUTES: RESOLUTION # 2013-12-001-

Craig motioned to approve the minutes as submitted. Bill second. Motion approved.

TREASURER REPORT - CRAIG CHAMBERLAIN

>Craig reviewed the profit/loss statement January - November 2013.

>**Resolution # 2013-12-0002** - David motioned to receive and file the monthly financial report. Bill second. Motion approved.

>**Resolution # 2013-12-0003**- Craig motioned to approve the account for the property at 1556 Oakcrest be credited for 2007 dues of \$26. David second. Motion approved. A copy of the cancelled check has been presented to the treasurer.

>**Resolution # 2013-12-0004**- David motioned that RVHA reimburse Craig Chamberlain \$16.00 for Oakland County Register of Deed research expenses. Bill second. Motion approved. Receipt to be filed.

>**Resolution # 2013-12 0005**- David motioned to reimburse Craig Chamberlain \$33.00 for 11 pages of 18x24 inch subdivision plat pages ordered from Oakland County Register of Deeds. Bill second. Motion passed. Receipt to be filed.

>**Resolution # 2013-12-0006**- David motioned to approve a reconciliation discrepancy of \$403.44 for 09/30/13 following correction to QuickBooks accounts configuration. Bill second. This correction is needed following reconfiguration of QuickBooks for proper accounting of bad checks.

DUES COLLECTION - CRAIG CHAMBERLAIN

> Craig provided update on home visits and dues payments received

>97% dues collected for 2012

>93% 2013 to date

>53 homeowners owe \$1 or more as of today's date

COMMON AREAS:

>>ABBEY COMMONS- will review cherry tree at entrance in the spring.

>>FOREST COMMOMS- David responded via email to homeowner on Hawthorne who complained about her neighbor dumping leaves in the common area.

>>VILLAGE COMMONS- This area will be the first to review in the spring. Will need to arrange another clean up day for the buckthorn

FENCE ON NASH- DAVID EISENBACHER

>David and Ann made a home visit to discuss the fence that appears to be a violation of RVHA CC&R's. This visit was prompted from an email received from a resident. The resident indicated that the fence had been there for a long time but that the slats were new but they did not replace the posts. The City of Troy indicated thru email that the fence does meet City of Troy code but cannot enforce deed restrictions. However there is no record of a permit being pulled for this fence.

NOMINATIONS AND ELECTION OF DIRECTORS AND OFFICERS

>David motioned to amend the rules of procedure to allow voice approval of all uncontested Board/Officer positions. Craig second. Motion approved.

>Debbie listed the slate of nominations and David second. Motion approved.

David Eisenbacher- President

Ann Lemke- Vice President

Craig Chamberlain- Treasurer

Debbie Doyle - Secretary

Bill Jenuwine- Board member at large

Anne Milowe- Board member at large

All accepted the position as listed. Anne Milowe accepted her nomination and of continuing on as a Board member at large via phone message to Debbie Doyle.

VOICEMAIL/EMAIL-

>All were responded to

FACEBOOK- DEBBIE DOYLE

> Debbie gave a copy of several posts regarding the skating rink and fort in Village Commons. She will reply indicating that the fort was brought to RVHA's attention when a nearby resident found sharp rusty tools and very large holes were discovered in the area. The ice skating rink is an issue with the liability insurance and is not a declared structure on RVHA's policy.

>Debbie will also clarify a post that RVHA collection for 2012 is 97%. 2013 is 93% with a total of 53 properties owing \$1 or more.

WALK- IN ISSUES

> Craig indicated that he would like to seek out a different accountant to perform the annual review for 2013.

ADJOURN MEETING

Bill motioned to adjourn the meeting. David second.

NEXT MEETING JANUARY 13 2014 7 PM BAKER MIDDLE SCHOOL