

## RAINTREE VILLAGE HOMEOWNERS ASSOCIATION

### SEPTEMBER 9 th, 2013 MINUTES

President David Eisenbacher called the meeting to order at 7 pm.

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

**Board members not present:** Anne Milowe

**GUESTS:** Barb Layman, Kathy and David Urbanik, Phyllis Noda, Geri Ceramuga, Sonia Piggott

#### **REVIEW/AMEND/APPROVE JUNE 10TH MINTUES:**

> **Resolution # 2013-09-0001** Bill motioned to approve the June 10th 2013 minutes with the correction that under Common Areas, Lakeside Commons should replace the second heading of Abbey Commons. Ann second. Motion approved.

#### **TREASURER REPORT- CRAIG CHAMBERLAIN**

>Craig emailed to board members prior to the meeting the current account statement and expense report. All reviewed the statements.

>**Resolution # 2013-09-0002** Debbie motioned that the Board receive and file the monthly financial report. Ann second. Motion passed.

> **Resolution # 2013-09-0003** Bill motioned to authorize payment of \$3616 for RVHA insurance to Auto Owners Insurance. Ann second. Motion approved.

> **Resolution # 2013-09-0004** Debbie motioned to approve reimbursement of \$103.77 to Barb Layman for planting supplies for Bishop Island following receipt of the invoice to Treasurer. Ann second. Motion approved.

> **Resolution # 2013-09-0005-** Ann motioned to allocate up to \$250 for grass plants for Bishop Island. Reimbursement will follow receipt of invoice to Treasurer. Debbie second. Motion approved.

>**Resolution # 2013-09-0006-** David motioned to approve reimbursement to Craig Chamberlain \$20.00 for payment to the State of Michigan for the 2013 registration of RVHA as a Domestic Nonprofit Corporation. Receipt to be filed. Bill second. Motion approved.

#### **DUES COLLECTION UPDATE - CRAIG CHAMBERLAIN**

>Craig reported that 2012 dues are 96% received. 2013 dues is 83%.

>Craig discussed one past due resident at 1201 Bishop. This resident sent in a check for 2013 in the amount of \$25.00 (current annual dues is \$26.00) but still owes dues for 2011 and small claims court costs of \$74.00. Craig has not deposited the check for \$25.00 as he would prefer to let this resident know the discrepancy. This homeowner was taken to small claims court and a judgment was awarded however she indicated at a previous RVHA meeting that she was never served and therefore does not owe any court costs. Craig would like to make a home visit to discuss and explain what is owed to RVHA.

>Craig reviewed upcoming potential small claims court cases.

> After much discussion it was agreed to post a lien on 3450 Harmony for past dues owed.

>PayPal needs to be tested. Craig will get website updates and then will do a few test payments before RVHA can offer this as an option in the future.

#### **COMMON AREAS**

##### **>Lakeside Commons -**

At the June 2013 RVHA meeting resident Demetri Papas of Woodgate brought a letter and had David Eisenbacher read

at the meeting. Mr. Papas was very concerned about his neighbor who is encroaching in the Lakeside Common area with plants and is blocking his view. After some discussion it was agreed that RVHA would send a notice to the resident at 1853 Woodgate. To address this issue David and Kathy Urbanik brought photos and a property survey to tonight's meeting and showed the Board that their neighbor is incorrect in thinking that they are encroaching in the common area. It was noted that RVHA does not have any jurisdiction on the lot line. Back in 2000 there was verbal approval given from RVHA for the berm/planter in question.

**Resolution # 2013-09-0007** After much discussion David Eisenbacher motioned to cancel resolution # 2013-06-0006 from the June 2013 RVHA meeting in light of additional information provided at tonight's meeting and therefore no action is required. Ann second. Motion approved.

**>Abbey Commons-**

>David will remove Cherry tree at the end of the sidewalk entrance, sometime in the fall 2013

**>Forest Commons-**

>It was agreed to hire an arborist to discuss dead branches on the three Copper Beeches.

**>Village Commons-**

>Clean up day November 2, 2013 9 am. Letter will be dropped off at neighbors and notice will be posted on Face Book and RVHA website.

> Extra wood chips from clean up day will be placed at Lakeside

**>Lakeside Commons-**

>Dog silhouettes will be put out soon. Ann will drop off the information letter to neighbors surrounding the area.

**VOICEMAIL/EMAIL-**

> All were responded to

**WALK-IN ISSUES-**

>Resident Phyllis Noda discussed the issue of vacant homes and how unsightly some have become. She is very concerned about property values. David cited the City of Troy property code and that she should contact them regarding the homes in question. She also discussed the fact that one or more of her neighbors do not clean up after their dogs. She has seen on several occasions the owner not pick up the dog excrement on her property. David cited the City of Troy ordinance ( 90.30.50 and 90.30.55) regarding this.

>It was agreed that Craig send out notices to residents who have not yet paid their dues. This will include an updated statement, return envelope, fact sheet and newsletter.

**FACE BOOK - DEBBIE DOYLE**

>Debbie will post the City of Troy ordinance regarding the dog excrement rules.

>Clean up day notice will be posted

**WEBSITE- BILL JENUWINE**

>Bill will post the cleanup day notice as well as the City of Troy ordinance regarding the dog excrement rules.

David motioned to adjourn the meeting. Bill second.

**NEXT RVHA MEETING - OCTOBER 14TH 2013 BAKER MIDDLE SCHOOL ROOM # 108**

**DSD**