

# Raintree Village

## Homeowners Association

Minutes for the April 10th, 2017 7:00pm meeting at Baker Middle School Room 109

### Mission

The purpose of the Raintree Village Homeowners Association is to promote the recreation, health, safety and welfare of the residents of the Raintree Village subdivision, and in particular to collect assessments for the operation, maintenance, management and improvement of the common area. (Articles of Incorporation, Article II, May 23<sup>rd</sup>, 1973)

### Important Dates

April 15 IRS Form 1120-H filing deadline

April 22 (buckthorn), April 29 (buckthorn) and May 6 (garlic mustard pull) Spring cleanup dates

May 19 and 20 subdivision garage sale

1. **Call to Order** President Craig Chamberlain called the meeting to order at 7:24pm.
2. **Roll Call:** Members present: Craig Chamberlain, David Eisenbacher, Bill Jenuwine.  
Members not present: Stephen Hatfield  
Guests: Bruce Wojciechowski
3. **Minutes of the Prior Meeting**  
Suggested Resolution: RESOLVED that the Minutes of the 7:00pm Meeting of February 13<sup>th</sup>, 2017 be approved as modified and posted on the RVHA website.  
**Resolution 2017-04-001**  
Moved by Craig Chamberlain, Seconded by David Eisenbacher. All voted in favor. Motion passed.
4. **Treasurer's Report**  
The March bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.  
Suggested Resolution: RESOLVED that the Board receive and file the financial report.  
**Resolution 2017-04-002**  
Moved by David Eisenbacher, Seconded by Bill Jenuwine. All voted in favor. Motion passed.
5. **IRS Form 1120-H Filing**  
Confirm filing by March 15 deadline.
6. **Financial Review Status and Payment**  
The completed Financial Statements and independent accountants' review report prepared by Michail & Associates, CPA, P.C. were distributed to board members prior to the meeting.  
Suggested Resolution: RESOLVED that the Board accepts the results of the financial review by Michail & Associates, CPA P.C..  
**Resolution 2017-04-003**  
Moved by David Eisenbacher, Seconded by Craig Chamberlain. All voted in favor. Motion passed.
7. **Annual Newsletter and Statement Mailing**  
Newsletters with statements were mailed April 4th. Payments have started to arrive.
8. **Engagement Letter for Legal Services**  
RVHA needs the services of an attorney for matters related to the new subdivision development by Mondrian Properties, such as assisting with the development of a contract or other arrangement with the new development with respect to financial assistance related to responsibilities associated with the wet detention basin (the pond) at Lakeside Commons, and offering an opinion on whether a vote of the RVHA membership is required in order for RVHA to enter into such an agreement.  
Suggested Resolution: RESOLVED that the board accepts, and authorizes the association president to sign, the Engagement

Letter for Legal Services from Joseph W. Colaianne of Clark Hill P.C. dated 3/29/2017.

**Resolution 2017-04-004**

Moved by Craig Chamberlain, Seconded by David Eisenbacher. All voted in favor. Motion passed.

Suggested Resolution: RESOLVED that the board authorizes a payment up to the amount of \$5,000 for Legal Services provided by Joseph W. Colaianne of Clark Hill P.C. and a corresponding budget amendment of \$5,000 for Legal Fees.

**Resolution 2017-04-005**

Moved by Craig Chamberlain, Seconded by David Eisenbacher. All voted in favor. Motion passed.

9. **Boy Scout work at Village Commons**

Boy Scouts from Troop 1094 removed buckthorn and pulled garlic mustard at Village Commons on April 8<sup>th</sup>. Approximately 200 buckthorn trees were cut and piled.

Suggested Resolution: RESOLVED that the Board approves a contribution of \$250.00 to Boy Scouts Troop 1094 for providing 32 hours of manpower in helping to remove invasive species from Village Commons.

**Resolution 2017-04-006**

Moved by Craig Chamberlain, Seconded by Bill Jenuwine. Craig Chamberlain & Bill Jenuwine voted in favor. David Eisenbacher abstained. Motion passed.

10. **Postal Mail Report**

11. **Voicemail Report**

12. **Email Report**

Email received regarding concerns by homeowners in Sachin Way and Muer Gardens subdivisions about rezoning within a subdivision for a multi-story apartment complex.

13. **Website Discussion**

14. **Facebook Discussion**

15. **Commons Areas**

**Lakeside Commons**

- Review the results of the on-site pond inspection by a watershed ecologist from the Clinton River Watershed Council, and other efforts to determine the condition and maintenance needs of the retention pond.
- Remove phragmites (invasive plant species) established at southeastern corner of pond, and remove buckthorn growing all around the pond – Ongoing project.
- Form a plan to promote natural vegetation around the perimeter of the pond. Establishing a vegetated buffer with native grasses that have larger root systems will help to slow down runoff and provide protection. Planting native woody shrubs at the edge of the pond will help secure the banks. A buffer with taller vegetation will deter geese from coming up on the lawn. Native grasses can be aesthetically pleasing especially with some wildflowers in the mix.
- Until the natural vegetation protective buffer is established, repair the goose fence. An intact goose fence discourages geese from residing.
- Consider planting new trees to replace removed trees.
- Place additional woodchip fill and fill retention border to be added under swing set – Ongoing project.
- Sand/stain/seal or replace benches.

**Forest Commons**

- Plan the promotion and management of the Spring Cleanup activity. Three stacks of cut buckthorn need to be chipped and spread on trails.
- Remove invasive garlic mustard – Ongoing project.
- Fix the posts for the Stonetree entrance sign.

**Village Commons**

- Plan the promotion and management of the Spring Cleanup activity. A stack of cut buckthorn needs to be chipped and spread on trails.

- Remove buckthorn, garlic mustard, ivy and other invasive species. Buckthorn will in time completely overtake all other vegetation if unchecked – Ongoing project.

**Abbey Commons**

- Request quotes for tree trimming and removal – Spring 2017.

**Entrance median and cul-de-sac islands**

- Discuss plans for Bishop/Millay cul-de-sac island.
- Buckthorn observed at Bishop Dr entrance. Arrange contact with homeowner.

**16. New Business**

Items not on the agenda. Any RVHA member or guest may speak.

**17. Next Meeting**

The next regularly-scheduled meeting is Monday May 8<sup>th</sup>, 2017 at 7:00pm in Baker Middle School room 109.

**18. Adjournment 9:17pm**

D.E.