

Raintree Village Homeowners Association

Minutes for the June 12th, 2017 7:00pm meeting at Baker Middle School Room 109

Quorum was not met. The meeting was rescheduled to June 15th 7:00pm at Panera Bread, 823 E Big Beaver in Troy.

Raintree Village

Homeowners Association

Minutes for the June 15th, 2017 7:00pm meeting at Panera Bread, 823 E Big Beaver Rd, Troy

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 23rd, 1973)

Important Dates

December 11 – Annual meeting with election of officers

1. **Call to Order** President Craig Chamberlain called the meeting to order at 7:07pm.
2. **Roll Call:** Directors present: Craig Chamberlain, David Eisenbacher, Stephen Hatfield, Bill Jenuwine.
Guests: Homeowners Terry Wichman and Bill Riopelle
3. **Minutes of the April Meeting**
Deferred to September meeting.
4. **Minutes of the Prior Meeting**
Resolution 2017-06-002: RESOLVED that the Minutes of the 7:30pm Meeting of April 17th, 2017 at Panera Bread in Troy on Big Beaver be approved as submitted/modified and posted on the RVHA website.
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
5. **Minutes of the Prior Meeting**
Resolution 2017-06-003: RESOLVED that the Minutes of the 7:00pm Meeting of May 8th, 2017 be approved as submitted/modified and posted on the RVHA website.
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
6. **Treasurer's Report**
The May bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Resolution 2017-06-004: RESOLVED that the Board receive and file the financial report.
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
7. **Dues Collection Status**
Response rate for 2017 annual assessment is at 82%.
8. **Write Off Uncollectible Debt**
Resolution 2017-06-005: RESOLVED that RVHA write off \$33.67 (\$26.00 for 2015, \$7.67 for 1/1/2016 through 4/17/2016) as uncollectible bad debt for 3589 Wakefield due to foreclosure as recorded in the Oakland County Register of Deeds Liber 48216 Pages 728-734.
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
9. **Reimbursements**
Resolution 2017-06-006: RESOLVED that the Board authorizes reimbursements totaling \$27.00 to Craig Chamberlain for copies of legal documents from the Oakland County Register of Deeds upon presentation of the receipts.
Moved by David Eisenbacher, seconded by Stephen Hatfield. All voted in favor. Motion passed.
10. **Postal Mail Report**

11. **Voicemail Report**

All voicemail responded to.

12. **Email Report**

All emails responded to.

13. **Website Discussion**

14. **Facebook Discussion**

Hatfield reports that all events were posted and all messages were responded to.

15. **Commons Areas**

<ul style="list-style-type: none"> ● Lakeside Commons
<ul style="list-style-type: none"> ● Review the Bank Erosion Investigation report for the detention pond at Lakeside Commons prepared by PEA for Mondrian Properties. Also discuss recent depth measurements.
<ul style="list-style-type: none"> ● Remove phragmites (invasive plant species) established at southeastern corner of pond, and remove buckthorn growing all around the pond – Ongoing project.
<ul style="list-style-type: none"> ● 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.
<ul style="list-style-type: none"> ● Until the natural vegetation protective buffer is established, repair the goose fence. An intact goose fence discourages geese from residing.
<ul style="list-style-type: none"> ● Consider planting new trees to replace removed trees.
<ul style="list-style-type: none"> ● Place additional woodchip fill and fill retention border to be added under swing set – Ongoing project.
<ul style="list-style-type: none"> ● Sand/stain/seal or replace benches.
<ul style="list-style-type: none"> ● Forest Commons
<ul style="list-style-type: none"> ● Remove invasive garlic mustard – Ongoing project.
<ul style="list-style-type: none"> ● Fix the posts for the Stonetree entrance sign.
<ul style="list-style-type: none"> ● Village Commons
<ul style="list-style-type: none"> ● Remove buckthorn, garlic mustard, ivy and other invasive species. Buckthorn will in time completely overtake all other vegetation if unchecked – Ongoing project.
<ul style="list-style-type: none"> ● Abbey Commons
<ul style="list-style-type: none"> ● Request quotes for tree trimming and removal – Spring 2017.
<ul style="list-style-type: none"> ● Entrance medians and cul-de-sac islands
<ul style="list-style-type: none"> ● Review recent plantings, weed control, and watering.
<ul style="list-style-type: none"> ● Buckthorn observed at Bishop Dr entrance. Arrange contact with homeowner.

16. **Homeowner Relations and Communications**

Discuss the nature and quality of recent correspondence between RVHA board members and homeowners.

17. **Lakeside Commons Detention Pond Maintenance Responsibilities**

Review RVHA’s position regarding responsibility for long-term maintenance of the detention pond at Lakeside Commons, specifically relating to bank remediation, sedimentation remediation, and maintenance of concrete structures.

18. **New Business**

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

19. **Next Meeting**

The next regularly-scheduled meeting is Monday September 11th, 2017 at 7:00pm in Baker Middle School room 109.

20. **Adjournment**

Meeting was adjourned at 8:55pm.