

# Raintree Village

## Homeowners Association

Minutes for the March 13th, 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

March 15 IRS Form 1120-H filing deadline

April 1 dues invoicing date and annual newsletter and statement mailing

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 7:14pm.
2. **Roll Call:** Directors present: Craig Chamberlain, David Eisenbacher, Stephen Hatfield, Bill Jenuwine.  
Guests: Bruce and Anna Wojciechowski
3. **Minutes of the Prior Meeting**  
**Resolution 2017-03-001:** 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.  
Moved by Craig Chamberlain, Seconded by Bill Jenuwine. All voted in favor. Motion passed.
4. **Treasurer's Report**  
The February bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.  
**Resolution 2017-03-002:** RESOLVED that the Board receive and file the financial report.  
Moved by Craig Chamberlain, Seconded by Steve Hatfield. 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 final draft of the financial statements and AJE's prepared by Michail & Associates, CPA, P.C. were distributed to board members prior to the meeting. Two additional changes have been requested by RVHA. Review and discuss the draft.  
**Resolution 2017-03-003:** RESOLVED that the Board authorizes a total payment of \$1,600.00 to Michail & Associates, CPA P.C., for preparation of the 2016 financial statements and review report.  
Moved by Craig Chamberlain, Seconded by David Eisenbacher. All voted in favor. Motion passed.
7. **Annual Newsletter and Statement Mailing**  
Discuss quotes received for printing and mailing services for the annual dues invoicing and newsletter, and discuss timeline and newsletter preparation. Craig to search for a vendor for services.  
**Resolution 2017-03-005:** RESOLVED that the Board authorizes a total payment of up to \$1200.00 for printing and mailing service for the 2017 annual newsletter and statements mailing.  
Moved by Craig Chamberlain, Seconded by Steve Hatfield. All voted in favor. Motion passed.

8. **Fertilizer and Weed Control Vendor**

Quotes from vendors were distributed to board members prior to the meeting. Discuss and select a vendor.

**Resolution 2017-03-004:** RESOLVED that the board approves a contract with \_TruGreen of Rochester Hills\_\_ for fertilizer and weed control service for the year 2017 and authorizes payment of \$1448.68.

Moved by Craig Chamberlain, Seconded by Bill Jenuwine. All voted in favor. Motion passed.

9. **Mondrian Properties Subdivision Development**

Discuss RVHA and homeowner concerns related to the planned development of a subdivision on the parcel sold by the Troy School District. Compose letter to the City of Troy regarding use of the retention pond. Determine possible dates for meeting with Mondrian Properties to discuss a preliminary agreement between RVHA and HOA for Paradise Park.

**Resolution 2017-03-006:** RESOLVED that the board approves a memo to the City of Troy and Oakland County.

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

10. **Postal Mail Report**

11. **Voicemail Report**

12. **Email Report**

Email regarding rezoning of parcels for a storage facility at 121 W Long Lake. Email to Troy Homeowners Associations. Discussion deferred.

13. **Website Discussion**

14. **Facebook Discussion**

15. **Commons Areas**

**Lakeside Commons**

- Review progress in engaging a consulting engineer for an engineering study to determine the condition and maintenance needs of the retention pond.
- Consider planting new trees to replace removed trees.
- Remove buckthorn and other invasive species at water's edge – Ongoing project.
- Repair goose fence. An intact goose fence discourages geese from residing.
- Consider planting appropriate native plants at water's edge to discourage geese.
- Place additional woodchip fill and fill retention border to be added under swing set – Ongoing project.
- Sand/stain/seal or replace benches.

**Forest Commons**

- Discuss 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**

- Discuss Spring Cleanup activity.
- 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 April 10<sup>th</sup>, 2017 at 7:00pm in Baker Middle School room 109.

**18. Adjournment**

Meeting was adjourned at 9:39pm.