

Raintree Village

Homeowners Association

Minutes for the May 8th, 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 23rd, 1973)

Important Dates

May 19 and 20 subdivision garage sale

- 1. Call to Order** President Craig Chamberlain called the meeting to order at 7:04pm.
- 2. Roll Call:** Directors present: Craig Chamberlain, David Eisenbacher, Stephen Hatfield, Bill Jenuwine.
Guests: None
- 3. Minutes of the Prior Meeting**
Deferred to June meeting
- 4. Treasurer's Report**
The April bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Resolution 2017-05-002: RESOLVED that the Board receive and file the financial report.
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
- 5. Dues Collection Status**
Response rate for 2017 annual assessment is at 52%.
Resolution 2017-05-003: RESOLVED that the Board authorizes expenditures up to \$2,000.00 for filing and serving fees for the purposes of dues collection in 2017.
Moved by Craig Chamberlain, seconded by Stephen Hatfield. All voted in favor. Motion passed.
- 6. Reimbursements**
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 2017-05-004: RESOLVED that the Board authorizes reimbursements totaling \$28.25 to Craig Chamberlain for lunch supplies for the 4/22/2017 cleanup day and meals for volunteers on the 4/29/2017 cleanup day upon presentation of the receipts.
Moved by Stephen Hatfield, seconded by David Eisenbacher. All voted in favor. Motion passed.
Resolution 2017-05-005: RESOLVED that the Board authorizes reimbursements totaling \$477.05 to David Eisenbacher for chipper rental, chainsaw gas and supplies, pizza for volunteers and advertising signs for the 4/22/2017 and 4/29/2017 cleanup days upon presentation of the receipts.
Moved by Craig Chamberlain, seconded by Stephen Hatfield. All voted in favor. Motion passed.
- 7. Contribution**
Boy Scouts from Troop 1094 removed buckthorn and pulled garlic mustard at Village Commons on 4/22/2017.
Resolution 2017-05-006: RESOLVED that the Board approves a contribution of \$351.00 to Boy Scouts Troop 1094 for providing manpower in helping to remove invasive species from Village Commons.
Moved by Craig Chamberlain, seconded by Bill Jenuwine. 3 voted in favor, one abstention. Motion passed.

8. **Mondrian Property development discussion** Craig Chamberlain and David Eisenbacher attended the April 25th Troy Planning Commission meeting to make RVHA residents' concerns heard regarding the proposed development next to Raintree Park. A summary can be found on thervha.org website.

9. **Postal Mail Report**

10. **Voicemail Report**

All voicemail responded to.

11. **Email Report**

Email received from Stacey Pilut about Bishop/Millay island. For discussion under Common Areas item.

12. **Website Discussion**

13. **Facebook Discussion**

14. **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

- Discuss Spring Cleanup activity. Three stacks of cut buckthorn need to be chipped and spread on trails.
- The majority of buckthorn have been pulled.
- Remove invasive garlic mustard – 19 bags were collected. Mustard Garlic is now mostly eradicated from Forest Commons.
- Fix the posts for the Stonetree entrance sign.

Village Commons

- Discuss Spring Cleanup activity. All pulled buckthorn was chipped and spread along path. Estimated 1000-3000 buckthorn remaining.
- 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

- See Stacey Pilut email regarding weed control and new mulch at Bishop/Millay island and plantings.
Resolution 2017-05-007: RESOLVED that the Board approves an expense of \$144.00 to Wass PTO for purchase of twelve flats of mixed petunias for three entrance signs and Bishop islands.
Moved by Craig Chamberlain, seconded by David Eisenbacher. 3 voted in favor, one no. Motion passed.

Resolution 2017-05-008: RESOLVED that the Board approves an expense of \$60.00 for application of weed control by a professional vendor at Bishop Island.

Moved by Craig Chamberlain, seconded by Stephen Hatfield. 3 voted in favor, one no. Motion passed.

- Buckthorn observed at Bishop Dr. entrance. Arrange contact with homeowner.

15. New Business

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

16. Next Meeting

The next regularly-scheduled meeting is Monday June 12th, 2017 at 7:00pm in Baker Middle School room 109.

17. Adjournment

Meeting was adjourned at 9:15pm.