

Raintree Village

Homeowners Association

Minutes for the November 13, 2017 7:00pm meeting at Baker Middle School Room 108

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 7:00pm.
2. **Roll Call:** Present: Craig Chamberlain, David Eisenbacher, Bill Jenuwine. Absent: Steve Hatfield.
No Guests.
3. **Minutes of the October Meeting**
Resolution 2017-11-001: RESOLVED that the Minutes of the 7:00pm Meeting of October 9th, 2017 be approved as submitted/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 October bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Resolution 2017-11-002: RESOLVED that the Board receive and file the financial reports.
Moved by Craig Chamberlain. Seconded by David Eisenbacher. All voted in favor. Motion passed.
5. **Dues Collection Status**
Discuss response rate for 2017 annual assessment is at 93% of property owners.
6. **2018 Budget**
Discuss proposed 2018 budget. Draft budget reviewed and edited for voting on next month.
7. **Financial Review**
Treasurer is to inquire with CPA from last year for cost to prepare 2017 financial statements and review report.
8. **Halloween Activities**
Resolution 2017-11-008: RESOLVED that the Board authorizes reimbursement of \$145.65 to Stephen Hatfield for the purchase of supplies for the Halloween warming houses.
Moved by Craig Chamberlain. Seconded by Bill Jenuwine. All voted in favor. Motion passed.
9. **Attorney Retainer**
Resolution 2017-11-009: RESOLVED that the Board authorizes up to \$1,000 in additional attorney expenses.
Moved by Craig Chamberlain. Seconded by David Eisenbacher. All voted in favor. Motion passed.
10. **Reimbursements**
Resolution 2017-11-003: RESOLVED that the Board authorizes reimbursement of \$123.18 to Craig Chamberlain for the purchase of spray paint, concentrated Roundup and paint brushes used in removing buckthorn from the parks.
Moved by David Eisenbacher. Seconded by Bill Jenuwine. All voted in favor. Motion passed.

Resolution 2017-11-004: RESOLVED that the Board authorizes reimbursement of \$32.74 to David Eisenbacher for the

purchase of spray paint, paint brush and 2 heavy duty loppers used in removing buckthorn from the parks.
Moved by Craig Chamberlain. Seconded by Bill Jenuwine. All voted in favor. Motion passed.

11. **Raintree Village on the Park Status**

Discussed latest information about development schedule.

12. **Troy Community Foundation**

Discussed the suggestion of approaching the Troy Community Foundation for a grant for a citizen driven initiative relating to park improvement.

13. **Postal Mail Report**

Reviewed mail received.

14. **Voicemail Report**

Reviewed voicemail received.

15. **Email Report**

Received emails regarding sale of Lakeside Park land, exposed sump pump pipe at Lakeside Park, and parking of motor home.

16. **Website Discussion**

17. **Social Media Discussion**

18. **Commons Areas**

Lakeside Commons

- All visible Buckthorn was removed from Lakeside Commons and the stumps were treated with herbicide. Future monitoring of Buckthorn Growth will be needed to prevent re-infestation.
- Discuss bank restoration work at headwall and outlet to be performed by Mondrian Properties and RVHA plans for additional bank restoration.
- Remove phragmites (invasive plant species) established at southeastern corner of pond, and monitor cut buckthorn 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 after bank restoration work in that area is completed.
- Place additional woodchip fill and fill retention border to be added under swing set.
- Sand/stain/seal or replace benches.

Forest Commons

- Remove buckthorn, garlic mustard and other invasive species – Ongoing project.

Village Commons

- Discussed results of 11/4/2017 and 11/11/2017 volunteer efforts by Boy Scout Troop 1094. Over 400 Buckthorn were cut and stacked at the entrance to the park.

Resolution 2017-11-006: RESOLVED that the Board approves a contribution of \$375 to Boy Scouts Troop 1094.
Moved by Craig Chamberlain. Seconded by Bill Jenuwine. Vote: Yeas: 2 Nays: 0 Abstain: 1. Motion passed.

Resolution 2017-11-010: RESOLVED that the Board approves up to \$600 for chipping of buckthorn at Village Commons.
Moved by Craig Chamberlain. Seconded by Bill Jenuwine. All voted in favor. Motion passed.

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

Abbey Commons

- The entrance sign sometimes falls off during strong winds. Repair needed.

Entrance medians and cul-de-sac islands

- **Resolution 2017-11-007:** RESOLVED that the Board authorizes a payment of \$340.00 to Gordon's Tree and Shrub to shape and lower to a height of 7 feet the bushes on the Twain Ct, Knox Ct and Raintree Dr cul-de-sac islands. Moved by Craig Chamberlain. Seconded by Bill Jenuwine. All voted in favor. Motion passed.
- Buckthorn observed at Bishop Dr entrance. Arrange contact with homeowner.

19. New Business

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

20. Next Meeting

The next regularly-scheduled monthly meeting, including the annual meeting with election of officers, is Monday December 11th, 2017 at 7:00pm in Baker Middle School room 108.

21. Adjournment Meeting was adjourned at 8:53.

DJE