

Raintree Village

Homeowners Association

Minutes for the October 9th, 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:** Directors present: Craig Chamberlain, David Eisenbacher, Stephen Hatfield, Bill Jenuwine.
Guests: Homeowners Dan Jacey, Gloria Nastas, Tim Walter, Stacy Dyer, and Chad Halcom
3. **Minutes of the September Meeting**
Resolution 2017-10-001: RESOLVED that the Minutes of the 7:00pm meeting of September 11th, 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.
4. **Treasurer's Report**
The September bank statement, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.
Resolution 2017-10-002: RESOLVED that the Board receive and file the financial reports.
Moved by David Eisenbacher,, seconded by Craig Chamberlain. All voted in favor. Motion passed.
5. **Dues Collection Status**
Response rate for 2017 annual assessment is at 90%.
6. **Reimbursements**
Resolution 2017-10-003: RESOLVED that the Board authorizes reimbursement of \$56.17 to Craig Chamberlain for the purchase of one HP 85A toner cartridge used for printing RVHA meeting and collections materials.
Moved by David Eisenbacher, seconded by Bill Jenuwine. All voted in favor. Motion passed.
7. **Raintree Village On the Park Status**
Discussed latest information about development schedule.
8. **Halloween Activities**
Discussed warming houses and other potential Halloween-related activities.
Resolution 2017-10-004: RESOLVED that the board authorizes an expenditure of up to \$100 for reimbursements/distribution of warming house supplies as coordinated by Stephen Hatfield.
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
9. **Postal Mail Report**
Received commercial insurance renewal questionnaire from VTC.
10. **Voicemail Report**
Received voicemails regarding fence restrictions, payment of dues, and burning of woodchips at Lakeside Commons.

11. **Email Report**

Received email regarding construction hours. Received email regarding parking of car. Received email regarding service suggestions for elderly - Hatfield will follow up.

12. **Website Discussion**

13. **Social Media Discussion**

Hatfield reports that Nextdoor.com does not currently offer accounts for HOAs and there is no such comparable way to represent the Board on the social media website.

14. **Commons Areas**

Lakeside Commons

- Discussed 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 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 after bank restoration work in that area is completed.
- Place additional woodchip fill and fill retention border to be added under swing set – Ongoing project.
- Sand/stain/seal or replace benches.

Forest Commons

- Remove invasive garlic mustard – Ongoing project.

Village Commons

- 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

- Discussed trimming of shrubs on cul-de-sac islands to reduce height to 7 feet as requested by Jim McCauley.
- Review recent plantings, weed control, and watering.
- Buckthorn observed at Bishop Dr entrance. Arrange contact with homeowner.

15. **Fall Cleanup**

Discussed possible plans for Fall cleanup, and which common area of focus.

Resolution 2017-10-005: RESOLVED that the board authorizes an expenditure of up to \$1000 for buckthorn and other invasive plant removal, chipping, and other general cleanup at the RVHA commons.

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

16. **New Business**

Discussed homeowner requests to change meeting dates from Mondays.

Discussed increasing the dues \$1/yr to help compensate for new expenditures.

Hatfield to post notification of next meeting and that there will be a vote on raising dues.

17. **Next Meeting**

The next regularly-scheduled meeting is Monday November 13th, 2017 at 7:00pm in Baker Middle School room 108.

18. **Adjournment**

Meeting was adjourned at 8:49pm.