

Raintree Village Homeowners Association

MINUTES for the February 12, 2018 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 in 2018

April 15 – IRS Form 1120-H filing deadline

April – annual newsletter and assessment mailing

April 21 and May 5 – Spring cleanup (garlic mustard pull)

May 18 and 19 – subdivision garage sale

October 1 – State of Michigan Nonprofit Corporation Information Update filing deadline

October – Fall cleanup

December 10 – annual meeting with election of officers

1. **Call to Order** 7:08 pm
2. **Roll Call:** Present: Craig Chamberlain, David Eisenbacher, Bill Jenuwine Not Present: Steve Hatfield
RVHA needs 5 more directors (total of 9 directors) and more volunteers.
3. **Minutes of the December Meeting**
Resolution 2018-02-001: RESOLVED that the Minutes of the 7:00pm Meeting of January 15th, 2018 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 January 2018 bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Resolution 2018-02-002: 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. **Filing of IRS Forms 1096 and 1099-MISC**
Reviewed status of filing of IRS Forms 1096 and 1099-MISC for Bobcat Lawn Maintenance LLC, TruGreen, and attorney.
All were filed/mailed by 31-January-2018.
6. **Financial Review**
Discussed status of 2017 financial statements and review report.
7. **Raintree Village on the Park Status**
Discussed latest information about pond bank restoration, development schedule, letter of agreement between RVHA and Raintree Village on the Park Condominium, and Raintree Village on the Park Condominium Association master deed language.
8. **Eagle Scout Project**
Discussed possible projects for improving the subdivision's common areas. Ideas include but are not limited to repairing or

improving the goose fence, providing additional play equipment, replacing the picnic table at Abbey Commons, improving existing or adding new park benches, making a new trail at Village Commons to complete the figure 8, installing bat houses, removing invasive species, and labeling storm water drains.

9. **Postal Mail Report**

Reviewed.

10. **Voicemail Report**

Reviewed.

11. **Email Report**

Reviewed.

12. **Website Discussion** Renewal was processed.

13. **Social Media Discussion**

14. **Commons Areas**

Lakeside Commons

- 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.
- Schedule a goose roundup in the Spring.
- 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. Plan needs to be coordinated with pond bank restoration work.
- 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. Planting needs to be coordinated with bank restoration work.
- 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.
- Plant new trees – Ongoing project.
- Form a plan for improving the Stonetree entrance.

Village Commons

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

Abbey Commons

- Branches at the eastern end need to be trimmed.
- Repair swings.

Entrance medians and cul-de-sac islands

- Discuss replacement of entrance signs.
- 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 monthly meeting is Monday March 12th, 2018 at 7:00pm in Baker Middle School room 108.

17. **Adjournment** 8:25 pm.