

Raintree Village

Homeowners Association

Minutes for the June 11th, 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

August – Reserve meeting room for new school year

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** President Craig Chamberlain called the meeting to order at 7:01pm.
2. **Roll Call:** Directors present: Craig Chamberlain, David Eisenbacher, Stephen Hatfield, Bill Jenuwine.
Guests: Caleb Eisenbacher, Jerry McGee, Jane Robtoy, Carter Warthman
3. **Minutes of the April Meeting**
Resolution 2018-06-001: RESOLVED that the Minutes of the 7:00pm Meeting of April 9th, 2018 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. **Minutes of the May Meeting**
Resolution 2018-06-002: RESOLVED that the Minutes of the 7:00pm Meeting of May 14th, 2018 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.
5. **Treasurer's Report**
The May bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Resolution 2018-06-003: RESOLVED that the Board receive and file the May 2018 financial reports.
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
6. **Annual Assessment Collection Status**
The annual newsletter and statements were mailed April 26th. The payment deadline was May 31st.
Collection for 2018 is at 74%
7. **Reimbursements:**
Resolution 2018-06-004: RESOLVED that the Board authorizes reimbursement of \$126.94 to William Jenuwine for the purchase of 72 Vinca minor (“creeping myrtle”) plants for planting on the Bishop/Millay cul-de-sac island, upon presentation of the receipts.
Moved by Craig Chamberlain, seconded by Stephen Hatfield. All voted in favor. Motion passed.

Resolution 2018-06-005: RESOLVED that the Board authorizes reimbursement of \$57.59 to David Eisenbacher for the purchase of a carbide tip chainsaw blade after extensive use of his chainsaw in cutting buckthorn and dead trees in the commons areas, upon presentation of the receipt.
Moved by Craig Chamberlain, seconded by Bill Jenuwine. All voted in favor. Motion passed.

8. **Subdivision Garage Sale**

Discussed results of annual garage sale. Sixteen signs were deployed and all were retrieved.

9. **Eagle Scout Projects**

David and Craig met on-site at Lakeside Commons with Carter Warthman, who proposed an Eagle Scout project for a picnic table with connected benches. The table would be placed either north or south of the swing set and would be secured to the swing set by a chain. Mulch would be placed under the table and benches and the area would not be mowed. Two designs were considered: <https://www.popularmechanics.com/home/how-to-plans/how-to/a6609/build-the-perfect-picnic-table/> and <https://project.theownerbuildernetwork.co/2014/06/25/diy-picnic-table/>. The first one was considered preferable because it would be easier to use a sturdier and food-safe composite material for the table top and bench tops, and the benches are better supported. There will be mulch deposited under the swing set and two existing benches as well. Mr. Warthman attended the meeting and presented to the entire board.

Caleb Eisenbacher and Jerry McGee also discussed other possible projects, such as bat houses, planting trees in Village Commons, building a border to contain mulch under a swing set, or applying “no dumping” labels on storm water drains that flow to the pond.

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

Discussed latest information about subdivision construction and pond bank restoration.

11. **Mondrian Properties Temporary Sales Sign at North Lake Drive Entrance**

Discussed the status of a temporary sales sign at North Lake Dr and John R for the Raintree Village on the Park subdivision by Mondrian Properties.

12. **Bishop/Millay Cul-de-sac Island**

The cul-de-sac island at Bishop and Millay was weeded and 72 Vinca minor (“creeping myrtle”) plants were planted. Some watering was done. Mulch is needed and more weeding needs to be done. Review options for spreading mulch and future maintenance.

Hatfield to ask for volunteers via social media to attend to weeds until the Myrtle takes a stronger hold. Will assess the success of the Myrtle at the September meeting, and decide on further action then.

13. **Postal Mail Report**

All communication addressed

14. **Voicemail Report**

All communication addressed

15. **Email Report**

All communication addressed

16. **Website Discussion**

17. **Social Media Discussion**

Hatfield to ask for volunteers via social media to attend to weeds until the Myrtle takes a stronger hold.

18. **Commons Areas**

Lakeside Commons

- The grass that was planted by the contractor that performed the restoration work at the inlet is growing slowly.
- A construction vehicle appears to have driven on the grass between Sherwood Dr and the sidewalk, causing ruts that affect mowing.
- Live pine tree branches have been cut and piled by a homeowner.
- A homeowner has driven on common area property to move a car to their backyard.

- Debris was removed from the grate. Debris from the entire pond perimeter has not yet been removed.
- 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. 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. The goose fence at the eastern end of the pond has been substantially damaged. 30 rebar/reinforcements are needed for goose fence repairs.
- 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

- More than half of the woodchip pile from the May 5th Spring cleanup has been spread on paths, but part of the pile remains.
- Discuss encroachment at northeast corner.
- Remove buckthorn, garlic mustard and other invasive species – Ongoing project.
- Plant new trees – Ongoing project.

Abbey Commons

- Branches at the eastern end were trimmed. Branches at western end may need trimming.

Entrance medians and cul-de-sac islands

- Discuss replacement of entrance signs.
- Discuss planting and watering flowers at the entrance signs.
- Buckthorn observed at Bishop Dr entrance. The property has been sold.

19. New Business

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

20. Next Meeting

RVHA does not have regularly-scheduled meetings in July and August when Baker Middle School is closed. The next regularly-scheduled monthly meeting is Monday September 10th, 2018 at 7:00pm in Baker Middle School room 108.

21. Adjournment

Meeting was adjourned at 8:34pm.