

Raintree Village

Homeowners Association

MINUTES for the March 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** 7:03 pm
2. **Roll Call:** Present: Craig Chamberlain, David Eisenbacher, Bill Jenuwine Not Present: Steve Hatfield
Visitor: James McCauley. RVHA needs 5 more directors (total of 9 directors) and more volunteers.
3. **Minutes of the February Meeting**
Resolution 2018-03-001: RESOLVED that the Minutes of the 7:00pm Meeting of February 12th, 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 February 2018 bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Resolution 2018-03-002: 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. **Financial Review**
Discussed status of 2017 financial statements and review report. CPA is delayed due to a health issue.
6. **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 master deed and bylaws recorded in Liber 51599 starting on page 656.
7. **Eagle Scout Project**
Discussed status of proposed Eagle Scout project for picnic benches.
8. **Mondrian Properties Temporary Sales Sign at North Lake Drive Entrance**
Discussed the request from Mondrian Properties to compose a letter stating that the association is okay with a temporary sales sign in front of the Raintree Village sign at the North Lake Dr entrance. Proposal will go to Troy City Council.

9. **Bobcat Lawn Maintenance Contract Renewal**

The current contract with Bobcat Lawn Maintenance LLC is for lawn cutting for the 2016, 2017, and 2018 seasons. Jim McCauley presented a contract for renewal.

Suggested Resolution: RESOLVED that the Board approves a three-year contract with Bobcat Lawn Maintenance LLC for lawn cutting services for the years 2019, 2020 and 2021, and authorizes the president to sign the contract.

Resolution 2018-03-003

Moved by Craig Chamberlain, Seconded by Bill Jenuwine, All voted in favor. Motion passed.

10. **Goose Roundup**

Discussed the plan that was submitted to the Michigan Department of Natural Resources for roundup of eggs and geese at Lakeside Park during Spring nesting season.

11. **Annual Newsletter and Statement Mailing**

Discussed quotes received for printing and mailing services for the annual dues invoicing and newsletter, and discussed timeline and newsletter preparation.

Suggested Resolution: RESOLVED that the Board authorizes a total payment of up to \$600.00 to Lasercom for printing service for the 2018 annual newsletter and statements.

Resolution 2018-03-004

Moved by Craig Chamberlain, Seconded by Bill Jenuwine, All voted in favor. Motion passed.

12. **Postal Mail Report**

Reviewed.

13. **Voicemail Report**

Reviewed.

14. **Email Report**

Reviewed.

15. **Website Discussion**

16. **Social Media Discussion**

17. **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..

Entrance medians and cul-de-sac islands

- Discuss replacement of entrance signs.
- Buckthorn observed at Bishop Dr entrance. Arrange contact with homeowner.

18. New Business

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

19. Next Meeting

The next regularly-scheduled monthly meeting is Monday April 9th, 2018 at 7:00pm in Baker Middle School room 108.

20. Adjournment 9:00 pm.