

# Raintree Village

## Homeowners Association

Minutes for the May 14th, 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 23<sup>rd</sup>, 1973)

### Important Dates in 2018

May 18 and 19 – subdivision garage sale

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 7:04pm.
2. **Roll Call:** Directors present: Craig Chamberlain, David Eisenbacher, Stephen Hatfield, Bill Jenuwine.  
Guests: 5 additional homeowners.
3. **Minutes of the April Meeting**  
Minutes were not submitted in time for proper review. Item will be added to the June meeting's agenda. Therefore there is no Resolution 2018-05-001.
4. **Treasurer's Report**  
The April bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.  
**Resolution 2018-05-002:** RESOLVED that the Board receive and file the April 2018 financial reports.  
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
5. **Financial Review**  
The 2017 financial statements and review report were prepared by Michigan Community CPA and distributed to board members prior to the meeting. A management representation letter to be signed by an authorized RVHA officer was presented and must be signed before the financial statements and review report can be distributed further.  
**Resolution 2018-05-003:** RESOLVED that the Board authorizes the president to sign the management representation letter and accepts the review report and financial statements for 2017 prepared by Michigan Community CPA.  
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
6. **Annual Newsletter and Statement Mailing**  
The annual newsletter and statements were mailed April 26th. The payment deadline is May 31st. Discussed status. RVHA is 40% collected for 2018.
7. **Results of Spring Cleanup Day**  
Baker Middle School 6th graders and several homeowners participated in buckthorn and garlic mustard removal at Forest Commons and Village Commons on Saturday, May 5th. Piles of cut buckthorn at Forest Commons and Village Commons need to be chipped, with the woodchips either dumped for use in paths, or removed. If the chips are dumped, a volunteer activity will need to be organized to distribute them on paths.  
**Resolution 2018-05-004:** RESOLVED that the Board authorizes reimbursement of \$30.56 to Craig Chamberlain for the purchase of gloves, brushes used in applying concentrated Roundup during removal of buckthorn from the parks, and

garbage bags for disposal of non-compostable garlic mustard, upon presentation of the receipts.

Moved by David Eisenbacher, seconded by Stephen Hatfield. All voted in favor. Motion passed.

**Resolution 2018-05-005:** RESOLVED that the Board accepts a quote from Gordon's Tree and Shrub to chip piles of cut buckthorn at Forest Commons and Village Commons for \$425.00 and authorizes the treasurer to pay the invoice.

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

8. **Discuss Planning for Subdivision Garage Sale**

Discussed placement of signs near entrances. Stephen Hatfield to post on Facebook, Nextdoor, and Craigslist. The sale is next Friday May 18 and Saturday May 19.

9. **Goose Roundup**

Jim McCauley provided a letter to homeowners requesting he be contacted regarding any observed goose nests. Chamberlain hand-distributed the letter with an RVHA cover letter to 30 homes. One goose nest with eggs was destroyed according to permit and approved methods. Few Canada Geese have been observed at Lakeside Commons this Spring. The board decided to not pay the \$200 permit fee and not contract for goose roundup this year.

10. **Eagle Scout Project**

Discussed status of proposed Eagle Scout project for picnic tables with connected benches at Lakeside Commons.

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

Discussed latest information about pond bank restoration and letter of agreement between RVHA and Raintree Village on the Park Condominium.

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

Mondrian Properties will present an agreement to the Troy City Council at the May 21, 2018 City Council meeting to place a temporary sales sign at the minimum setback distance of 25 feet on the median island at North Lake off John R. The City requests a resolution from RVHA acknowledging acceptance of the proposed sign.

**Resolution 2018-05-006:** WHEREAS the homeowners on North Lake Drive have been affected by ongoing construction traffic for the Raintree Village on the Park development, and the homeowners on North Lake Drive, Sherwood Drive, part of Woodgate Drive and part of Kings Point Drive have been affected by construction activities including noise, and WHEREAS the Raintree Village Homeowners Association believes it is in Raintree Village homeowners' interest for the 59 houses of Raintree Village on the Park to be constructed and sold as quickly as possible, therefore be it RESOLVED that the Raintree Village Homeowners Association supports the placement of a temporary sales sign on the North Lake Drive entrance median at John R Road, in front of the existing Raintree Village subdivision identification sign, for a duration of up to one year or until all 59 houses are sold, whichever comes first.

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

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

The cul-de-sac island at Bishop and Millay needs new mulch and weed control. Reviewed options for future maintenance.

Options previously discussed include retaining trees and shrubs but replacing the mulch area with myrtle or with grass.

Stephen Hatfield to coordinate planting Myrtle.

14. **Postal Mail Report**

Received a promotional flyer from a pond maintenance company.

15. **Voicemail Report**

All messages returned.

16. **Email Report**

Homeowner Bruce Wojciechowski copied RVHA on an email sent to Steven Vandette P.E., City Engineer, expressing concerns about standing water at the Raintree Village on the Park construction site. RVHA was copied on responses by Scott Finlay.

17. **Website Discussion**

## 18. **Social Media Discussion**

Stephen Hatfield to post on Facebook, Nextdoor, and Craigslist regarding the sub-wide garage sale.

## 19. **Commons Areas**

### **Lakeside Commons**

- Turf damage from bank restoration work at the inlet has been addressed.
- 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.
- 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 were trimmed. Branches at western end may need trimming.

### **Entrance medians and cul-de-sac islands**

- Discussed replacement of entrance signs.
- Discussed planting and watering flowers at the entrance signs.
- Buckthorn observed at Bishop Dr entrance. The property is for sale.

## 20. **New Business**

Homeowners at the meeting from North Lake Dr expressed concern regarding utility surveys taking place in their yards.

## 21. **Next Meeting**

The next regularly-scheduled meeting is Monday June 11<sup>th</sup>, 2018 at 7:00pm in Baker Middle School room 108, and is the last meeting until September.

## 22. **Adjournment**

Meeting was adjourned at 9:06pm.