

Raintree Village

Homeowners Association

MINUTES for the October 8, 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

October – Fall cleanup

December 10 – annual meeting with election of officers

1. **Call to Order** President Craig Chamberlain called the meeting to order at 8:15pm.
2. **Roll Call:** Directors present: Craig Chamberlain, David Eisenbacher, William Jenuwine
Absent: Stephen Hatfield.
3. **Minutes of the September Meeting**
Resolution 2018-10-001: RESOLVED that the Minutes of the 7:00pm Meeting of September 10th, 2018 be approved as submitted/modified and posted on the RVHA website.
Moved by Craig Chamberlain, Seconded by William Jenuwine. All voted in favor. Motion passed.
4. **Treasurer's Report**
The September bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Action deferred to the next meeting.
5. **Annual Assessment Collection Status**
The annual newsletter and statements were mailed April 26th. The payment deadline was May 31st. RVHA is 98% collected for 2018 and 99% collected for 2017 and years prior. There are six homeowners owing more than \$1.00 for 2018, no homeowners owing for two years, and five homeowners owing for more than two years. Reviewed status and action plan.
6. **Halloween Parade**
Discussed status of planning.
7. **Halloween Warming Houses**
Discussed.
8. **Bishop/Millay Cul-de-Sac Island**
Reviewed actions taken regarding the cul-de-sac island at Bishop and Millay.
9. **Parking Concerns on Millay Near Bishop**
Homeowners have expressed concern about the parking of cars on the west side of Millay near Bishop affecting sight lines for traffic in both directions. This may be a factor in the recurring problem of vehicles driving onto and damaging the cul-de-sac island at Bishop and Millay which RVHA maintains. Discussed raising the issue with the City of Troy Traffic Committee. No action taken.
10. **Bostick Troy Development**
Discussed updates.

11. **Postal Mail Report** All communication addressed
12. **Voicemail Report** All communication addressed
13. **Email Report** All communication addressed
14. **Website Discussion** All communication addressed
15. **Social Media Discussion** All communication addressed

16. **Commons Areas**

Lakeside Commons

- Consider over-seeding the turf restored after a contractor performed work on the pond inlet headwall.
- Remove phragmites (invasive plant species) established at southeastern corner of pond, otherwise they will fill in the entire pond. Application of herbicide requires a permit. Review efforts to solicit bids for phragmites eradication.
- 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 not been restored since a contractor performed work on the pond outlet.
- 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 to improve the Stonetree entrance.

Village Commons

- Discuss Fall cleanup plans.
- Need to contact a homeowner regarding encroachment at northeast corner.
- Remove buckthorn, garlic mustard and other invasive species – Ongoing project.
- Plant new trees – Ongoing project.

Abbey Commons

- Review any concerns.

Entrance medians and cul-de-sac islands

- Discuss replacement of entrance signs.
- Discuss planting and watering flowers at the entrance signs.

17. **New Business**

Resolution 2018-10-003: RESOLVED that a letter be sent to the homeowner at 1266 Tennyson Drive regarding draining of pool water into Forest Commons woods.

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

18. **Next Meeting**

The next regularly-scheduled monthly meeting is Monday November 12th, 2018 at 7:00pm in Baker Middle School room 108.

19. **Adjournment** Meeting was adjourned at 9:29 pm.