

# Raintree Village

## Homeowners Association

Minutes for the September 10th, 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**

October – Fall cleanup

December 10 – Annual meeting with election of officers

1. **Call to Order** President Craig Chamberlain called the meeting to order at 7:03pm.
2. **Roll Call:** Directors present: Craig Chamberlain, David Eisenbacher, Bill Jenuwine. Absent: Stephen Hatfield  
Guests: John Robertson, Kevin Zhou, Ann Barth, Greg Norrod, Sheila McKenzie, Jose Montes, Ashley Cook, Rebecca West
3. **Minutes of the June Meeting**  
**Resolution 2018-09-001:** RESOLVED that the Minutes of the 7:00pm Meeting of June 11th, 2018 be approved as submitted/modified and posted on the RVHA website.  
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
4. **Treasurer's Report**  
The June, July and August bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.  
**Resolution 2018-09-002:** RESOLVED that the Board receive and file the June, July and August 2018 financial reports.  
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor. Motion passed.
5. **Annual Assessment Collection Status**  
The annual newsletter and statements were mailed April 26<sup>th</sup>. The payment deadline was May 31<sup>st</sup>. RVHA is 96% collected for 2018 and 99% collected for 2017 and years prior. There are two homeowners owing for two years and five homeowners owing for more than two years. Board reviewed status and action plan.
6. **Reimbursements:**  
**Resolution 2018-09-003** Suggested Resolution: RESOLVED that the Board authorizes reimbursement of \$6.87 to William Jenuwine for the purchase of 500 #10 security envelopes at Sam's Club upon presentation of the receipt.  
Moved by David Eisenbacher, seconded by Craig Chamberlain. All voted in favor. Motion passed.  
**Resolution 2018-09-004** Suggested Resolution: RESOLVED that the Board authorizes reimbursement of \$20.00 to Craig Chamberlain for the fee for filing the annual State of Michigan Domestic Nonprofit Corporation Information Update upon presentation of the receipt.  
Moved by William Jenuwine, seconded by David Eisenbacher. All voted in favor. Motion passed.  
**Resolution 2018-09-005** Suggested Resolution: RESOLVED that the Board authorizes reimbursement of \$15.00 to Craig Chamberlain for copy fees incurred at the Oakland County Register of Deeds upon presentation of the receipts.  
Moved by William Jenuwine, seconded by David Eisenbacher. All voted in favor. Motion passed.  
**Resolution 2018-09-006** Suggested Resolution: RESOLVED that the Board authorizes reimbursement of \$2.36 to Craig Chamberlain for the purchase of 50 #10 envelopes and 80 #6¼ envelopes at Target upon presentation of the receipt.  
Moved by David Eisenbacher, seconded by William Jenuwine. All voted in favor. Motion passed.

## 7. Meeting Location

A homeowner questioned why RVHA is paying for its monthly meeting space when space can be had for free.

The following meeting locations were researched and discussed:

1. Baker Middle School Room 108 – \$20.00 application fee for the calendar year and \$20.00 per hour. This has been the meeting location for at least 20 years, so it is known to many Raintree Village homeowners. The location is adjacent to the subdivision, and some attendees walk or ride their bike to meetings during warmer weather months. The room can be scheduled months in advance. Audio/visual equipment is available and is occasionally used during meetings.
2. Troy Public Library – Two rooms are available at no cost but are in high demand. They cannot be reserved more than 30 days in advance, so availability through June could not be guaranteed, and therefore a schedule could not be published. The smaller room strictly limits the capacity and RVHA meetings occasionally exceed this capacity. The library requires that the smaller meeting room be vacated by 8:30pm.
3. Troy Community Center - \$70.00 per hour. A 50% discount was offered to RVHA, making the cost \$35.00 per hour.
4. Big Beaver United Methodist Church – \$25.00 per event.
5. Meeting Room at Somerset Mall – This was recently remodeled to host only birthday parties.
6. Panera – No cost, but attendees should patronize the business. There is only one large meeting table and it is usually already taken. This setting could not accommodate a large group, can't be scheduled, and has no audio/visual equipment. RVHA has met at Panera for rescheduled meetings or when Baker is closed, but it is not a suitable regular location. No other nearby restaurant has been identified as suitable.

Of the above options, the RVHA considers Baker Middle School Room 108 to be the best choice due to its low cost, capacity, convenience, ability to schedule months in advance, availability of audio/visual equipment, and familiarity to homeowners. Discuss and receive suggestions for meeting locations that meet RVHA's needs better than Baker Middle School Room 108.

## 8. Halloween Parade

Discussed feasibility. Goal is to find an organizer for the event and then arrange details and advertising.

## 9. Bishop/Millay Cul-de-sac Island

RVHA reaffirms its responsibility to maintain the cul-de-sac island at Bishop and Millay, per the Street Island – Cul-de-sac Island Development Agreement between RVHA and the City of Troy.

The island's purpose, as explained by City of Troy Public Works Director Kurt Bovensiepe, is to create a visual barrier that informs a driver that there is a change in direction. The island also serves as a barrier to assist in protecting the abutting homes from headlights and errant vehicles. There have been multiple incidents where vehicles, including an 18-wheeler freight truck, have crossed over the island, damaging the landscape.

RVHA recognizes the need to responsibly prioritize all of its maintenance responsibilities, including the four private parks and the 5-acre storm water detention pond, given limited funds. RVHA is seeking ways to maintain the appearance of the Bishop/Millay island in a cost-effective manner. Currently the island has large areas of exposed soil and requires ongoing weeding.

The following options have been identified:

1. Remove the island and make it a flat apron similar to, although larger than, other aprons in the subdivision where the street has a bend. This would circumvent the island's purpose. The City of Troy does not support this option.
2. Restore the island to its grass-covered state of several years ago by sodding or seeding the soil areas. The six other cul-de-sac islands in the subdivision all have grass, with trees and/or bushes. The contract with the vendor that cuts the grass on the other islands and the four private parks would have to be re-opened to include the Bishop/Millay island. The island would be added to next year's contract for fertilizer and weed control. Some existing vegetation might have to be removed if it is not

practical to mow around it. If a vehicle travels over the island, some turf restoration may be needed.

3. Apply fresh mulch every one or two years. Weed control might still be needed so the island might have to be added to next year's contract with the vendor for fertilizer and weed control services. If the application of weed control has to be done avoiding certain kinds of plantings, it is more expensive than if an open area is treated.

4. Plant or seed for Vinca minor ("creeping myrtle"). Once the creeping myrtle covers the island, it will provide a green cover that denies sunshine to and crowds out weeds. Many homeowners use creeping myrtle for this purpose. Creeping myrtle is salt-tolerant and would likely be resilient to vehicular damage. This was the plan discussed, voted on and approved by the RVHA board at the May, 2018 meeting. Seventy-two Vinca minor plants were purchased and planted but a homeowner removed the plants without permission from the RVHA board at a loss of \$126.94.

5. Cover the island with small stones similar to the cul-de-sac island on Victoria Ct in an adjacent subdivision. Such stones don't always stay on the island and can become dangerous projectiles when wedged by a vehicle's tires. This is not a desirable option.

Discussed the above options and any others from visitors were presented. No resolution made for this item.

**10. Bostick Troy Development**

Several homeowners have expressed concern regarding possible development of land south of Crimson and Lakewood Dr and north of Kroger. The development is identified as "Bostick Troy" in concept drawings found in the agenda packet for the May 8, 2018 meeting of the City of Troy Planning Commission. Part of the land is currently zoned MF (Multiple Family Residential) and part is zoned R-1E (One Family Residential). No application had been submitted to the City of Troy Planning Department as of September 7, 2018, so no details were available at the meeting time, but the potential developer has expressed an interest in having the land rezoned to UR (Urban Residential) in order to develop a denser, more urban style of development that would allow the construction of 247 multiple family units in 10 separate buildings.

Discussed the potential rezoning and Bostick Troy development and heard concerns expressed by homeowners. No resolution made for this item.

**11. Postal Mail Report**

All communication addressed.

**12. Voicemail Report**

All communication addressed.

**13. Email Report**

All communication addressed.

**14. Website Discussion**

Just regular updates. See the website.

**15. Social Media Discussion**

All communication addressed.

**16. New Business**

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

**17. Next Meeting**

The next regularly-scheduled monthly meeting is Monday October 8<sup>th</sup>, 2018 at 7:00pm in Baker Middle School room 108.

**18. Adjournment**

Meeting was adjourned at 9:08 pm.