

# Raintree Village

## Homeowners Association

Minutes for the April 8, 2019 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 2019

April 15 – IRS Form 1120-H filing deadline

April or May – Spring cleanup

May 13 – place signs for subdivision garage sale

May 17 and 18 – subdivision garage sale

October 1 – State of Michigan Nonprofit Corporation Information Update filing deadline

October or November – Fall cleanup

December 9 – annual meeting with election of officers

1. **Call to Order** President Craig Chamberlain called the meeting to order at **7:00pm**
2. **Roll Call:** Craig Chamberlain, Carrie Dodoro, David Eisenbacher, William Jenuwine, John Robertson.  
RVHA needs 4 more directors (total of 9 directors) and more volunteers. No guests were present.
3. **Minutes of the March Meeting**  
**Resolution 2019-04-001:** RESOLVED that the Minutes of the 7:00pm Meeting of March 11<sup>th</sup>, 2019 be approved as submitted/modified and posted on the RVHA website.  
Moved by Craig Chamberlain, seconded by William Jenuwine. All voted in favor.
4. **Treasurer's Report**  
The March bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.  
**Resolution 2019-04-002:** RESOLVED that the Board receive and file the March 2019 financial reports.  
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor.
5. **Financial Review Status**  
Reviewed the status of the preparation of the 2018 Financial Statements and Review Report by a CPA.
6. **IRS Form 1120-H Filing**  
Reviewed the preparation of IRS Form 1120-H for 2018 which must be filed by April 15, 2019.
7. **Annual Assessment Collection Status**  
The 2019 assessment statements and newsletter were mailed to all 810 Raintree Village homeowners on January 23<sup>rd</sup>, 2019. As of March 30<sup>th</sup>, RVHA is 82.5% collected for 2019. Reviewed the status of collections.
8. **Raintree Village on the Park Invoicing for Annual Match**  
Reviewed the status of invoicing the Raintree Village on the Park Homeowners Association  $\$28.00 \times 59 = \$1,652.00$  for the annual assessment match.
9. **City of Troy Soil Erosion & Sedimentation Control Permit Application Fee**  
**Resolution 2019-04-003:** RESOLVED that the Board authorizes payment of \$10.00 to the City of Troy for a Soil Erosion & Sedimentation Control Permit required for the pond restoration project.  
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor.

10. **Eagle Scout Project – Labeling Storm Drains**

Discussed the status of the Eagle Scout project to label storm drains.

11. **Eagle Scout Project – Lakeside Commons Picnic Table and Benches**

Discussed the status of the Eagle Scout project to construct a picnic table and benches at Lakeside Commons.

12. **Bostick Troy Development**

RVHA Board president Craig Chamberlain spoke at the March 12<sup>th</sup>, 2019 City of Troy Planning Commission public hearing regarding the development of the Bostick property adjacent to the Raintree Village subdivision and the impact that a traffic signal at John R Rd and Nancy Bostick Dr would have on traffic exiting the Raintree Village subdivision to John R. Chamberlain followed up with an email to City Engineer Bill Huotari inquiring about the Traffic Impact Study. Mr. Huotari forwarded the email to OHM, the City's traffic consultant. OHM responded with a 3-page letter. Discuss OHM's response and any further actions by RVHA. Also discussed the Bostick development plans to place a garbage collection station in the northeast corner of the property, adjacent to Raintree Village homeowners.

13. **Postal Mail Report**

Reviewed any postal mail.

14. **Voicemail Report**

Reviewed any calls.

15. **Email Report**

Reviewed any emails.

16. **Website Discussion**

17. **Social Media Discussion**

18. **Commons Areas**

**Lakeside Commons**

- Discussed Spring cleanup.
- Restoration by Erosion Masters, LLC of the eroded west end of the pond bank will occur in the Spring. A City of Troy permit will need to be obtained. Will need to make watering arrangements with nearby homeowners.
- Consider leveling the ground and seeding after a contractor performed work on the pond outlet.
- Remove phragmites (invasive plant species) established at southeastern corner of pond, otherwise they will fill the entire pond within ten years. Application of herbicide requires a permit. Review plans for treatment.
- 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 and maintain the goose fence. An intact goose fence discourages geese from nesting and residing for the season.
- 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 under the swing set and install a fill retention border.
- Sand/stain/seal or replace benches.

**Forest Commons**

- Discussed Spring cleanup.
- Remove buckthorn, garlic mustard, barberry, poison ivy and other invasive and undesirable species – Ongoing project.
- Plant new trees – Ongoing project.
- Form a plan to improve the Stonetree Dr entrance.

**Village Commons**

- Discussed Spring cleanup.
- Need to contact a homeowner regarding encroachment at northeast corner.
- Remove buckthorn, garlic mustard, Vinca minor (creeping myrtle) and other invasive and undesirable species – Ongoing project. A contractor has been engaged to spray buckthorn seedlings in the Spring.
- Plant new trees – Ongoing project.

#### **Abbey Commons**

- Reviewed any concerns.

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

- Solicit bids from landscape companies to maintain the Bishop/Millay cul-de-sac island.
- Discuss replacement of entrance signs.
- The grass between the sidewalk and John R Rd at the North Lake Dr entrance needs to be re-sodded.
- Discuss planting and watering flowers at the entrance signs.

#### **19. New Business**

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

#### **20. Next Meeting**

The next regularly-scheduled monthly meeting is Monday May 13<sup>th</sup>, 2019 at 7:00pm in Baker Middle School room 108.

#### **21. Adjournment** at 8:39pm