

Raintree Village

Homeowners Association

MINUTES for the February 11, 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 23rd, 1973)

Important Dates in 2019

March – TruGreen renewal payment due

April 15 – IRS Form 1120-H filing deadline

April – Spring cleanup

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 7:02pm.
2. **Roll Call:** Directors present: Craig Chamberlain, Carrie Dodoro, David Eisenbacher, William Jenuwine. RVHA needs 5 more directors (total of 9 directors) and more volunteers. 5 guests were present.
3. **Minutes of the January Meeting**
Resolution 2019-02-001: RESOLVED that the Minutes of the 7:00pm Meeting of January 14th, 2019 be approved as submitted/modified and posted on the RVHA website.
Moved by Craig Chamberlain, seconded by Carrie Dodoro. All voted in favor.
4. **Treasurer's Report**
The January bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Resolution 2019-02-002: RESOLVED that the Board receive and file the January 2019 financial reports.
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor.
5. **1096 and 1099-MISC Filing Status**
Reviewed the status of the filing of IRS Forms 1096 and 1099-MISC. Completed on 28th of January 2019 and mailed to the 4 vendors.
6. **Reimbursements**
Resolution 2019-02-003: RESOLVED that the Board authorizes reimbursement of \$41.35 to William Jenuwine for the purchase IRS 1099 Forms and envelopes from Staples (\$39.20) and USPS postage for mailing IRS 1099 Forms (\$2.15) upon presentation of the receipt.
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor.
7. **Financial Review Status**
Reviewed the status of the preparation of the 2018 Financial Statements and Review Report by a CPA.
8. **Annual Assessment Collection Status**
The 2019 assessment statements and newsletter were mailed to all 810 Raintree Village homeowners on January 23rd, 2019. Reviewed the status of collections, 45% of the homeowners have paid as of the meeting this evening.

9. **Raintree Village on the Park Invoicing for Annual Match**

Reviewed the status of invoicing the Raintree Village on the Park Homeowners Association \$28.00 x 59 = \$1,652.00 for the annual assessment match. This invoice will be sent very soon.

10. **Website Hosting and Domain Registration Renewal Status**

Discussed the response by the vendor to their early billing for the renewal of the website hosting and domain name registration.

11. **Proposed Eagle Scout Project**

Resolution 2019-02-004: RESOLVED that the Board authorizes the President to sign the “Eagle Scout Service Project Fundraising Application” on behalf of RVHA as beneficiary for Caleb Eisenbacher’s Eagle Scout project to label storm drains in the Raintree Village subdivision.

Moved by Craig Chamberlain, seconded by Carrie Dodoro. 3 votes in favor, 0 vote in opposition, 1 vote to abstain by David Eisenbacher.

12. **Parking Restriction Violations**

Reviewed the status of the parking on Raintree Village lots of vehicles that may be a violation of the Declaration of Covenants, Conditions and Restrictions Article V “Building and Use Restrictions” Section 9 “Inoperative Vehicles”: “No inoperative vehicles or commercial vehicles, house trailers or mobile homes, boats and boat trailers shall be permitted to be parked or stored on any lot in said Subdivision unless such vehicles are parked or stored in a garage on said lot which conforms to the requirements pertaining to the construction of garages as set forth above.”

13. **Postal Mail Report**

Received confirmation from Auto-Owners Insurance about removal of the City of Troy endorsement from the policy. The endorsement can be restored if RVHA decides to conduct a Halloween parade in 2019 involving a City of Troy fire truck.

14. **Voicemail Report**

Reviewed calls.

15. **Email Report**

Received third payoff request for a homeowner. Received an inquiry from a homeowner regarding the feasibility of special assessments. Received status request for a property in Raintree Village on the Park.

16. **Bostick Troy Development**

A public hearing by the City of Troy Planning Commission regarding the development of the Bostick property adjacent to the Raintree Village subdivision is tentatively scheduled for Tuesday, March 12th, 2019. RVHA has received a copy of the Traffic Study. The scope of the Traffic Study did not include the impact of traffic within and exiting the Raintree Village subdivision. Discuss any concerns and start preparation of any comments on behalf of RVHA at the public hearing.

17. **Website Discussion**

18. **Social Media Discussion**

19. **Commons Areas**

Lakeside Commons

- 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.
- 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

- 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

- 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.

20. New Business

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

Visitor John Robertson said that he is interested in joining the board.

Resolution 2019-02-005: RESOLVED that the Board appoint John Robertson to an open Board position with Raintree Village Homeowners Association for the 2019 calendar year.

Moved by William Jenuwine, seconded by David Eisenbacher. All voted in favor.

21. Next Meeting

The next regularly-scheduled monthly meeting is Monday March 11th, 2019 at 7:00pm in Baker Middle School room 108.

22. Adjournment

Meeting was adjourned at 8:40pm.

DJE