

# Raintree Village

## Homeowners Association

MINUTES for the January 14, 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**

January 31 – IRS Forms 1096 and 1099-MISC filing deadline

February 5 – website domain and hosting renewal payment due

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.
3. **Minutes of the December Meeting**  
**Resolution 2019-01-001:** RESOLVED that the Minutes of the 7:00pm Meeting of December 10<sup>th</sup>, 2018 be approved as submitted/modified and posted on the RVHA website combined with the minutes of the December 3<sup>rd</sup>, 2018 special meeting. Moved by David Eisenbacher, seconded by William Jenuwine. All voted in favor.
4. **Treasurer's Report**  
The December bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.  
**Resolution 2019-01-002:** RESOLVED that the Board receive and file the December 2018 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.
6. **Financial Review Status**  
Reviewed the status of the preparation of the 2018 Financial Statements and Review Report by a CPA.
7. **Annual Newsletter and Statement Mailing Status**  
Reviewed the status of the mailing of the annual newsletter and statements. "Forever" postage stamps were purchased before the upcoming rate increase.
8. **Raintree Village on the Park Invoicing for Annual Match**  
Discussed invoicing the Raintree Village on the Park Homeowners Association at \$28.00 x 59 = \$1,652.00 for the annual assessment match.
9. **Reimbursements**  
**Resolution 2019-01-003:** RESOLVED that the Board authorizes reimbursement of \$501.75 to Craig Chamberlain for the

purchase of 1000 Forever postage stamps from the USPS upon presentation of the receipt.  
Moved by William Jenuwine, seconded by David Eisenbacher. All voted in favor.

10. **Insurance Renewal Confirmation**

RVHA received confirmation of renewal of liability insurance for 2019.

11. **PO Box Renewal Confirmation**

RVHA received confirmation that the Postal Service PO Box 99033 was renewed for one year.

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

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

13. **Savings Account**

The interest-accruing TCF Performance Savings account suggested by a teller at TCF Bank is available only to consumers, not to non-profit corporations like RVHA. Discussed options.

14. **Proposed Eagle Scout Project**

Received and reviewed presentation from a Raintree Village resident regarding plans for an Eagle Scout project to label storm drains for “No Dumping – Drains to River”. Phrases used in nearby subdivisions include “Dump No Waste – Drains To River” and “No Dumping! Drains To Waterways”, with fish images.

**Resolution 2019-01-004:** RESOLVED that the preliminary project proposal for painting no dumping notices next to the street storm drains on the city right of way is approved by RVHA. The president is authorized to sign the beneficiary approval.  
Moved by Craig Chamberlain, seconded by William Jenuwine. All voted in favor.

15. **Raintree Village on the Park Development**

Discussed updates provided by Anita Khzouz at Mondrian Properties.

16. **Bostick Troy Development**

Discussed communication with Dennis Bostick and traffic study related to the project impact.

17. **Postal Mail Report**

Received thank-you letter from Clinton River Watershed Council for membership renewal.

18. **Voicemail Report**

Reviewed calls.

19. **Email Report**

Received solicitation for publishing in a business directory. Craig Chamberlain received confirmation that the first boy scout eagle project is still moving forward.

20. **Website Discussion**

21. **Social Media Discussion**

22. **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.
- Plant new trees – Ongoing project.

#### **Abbey Commons**

- Review 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.

#### **23. New Business**

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

#### **24. Next Meeting**

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

#### **Adjournment**

Meeting was adjourned at 9:04pm.

DJE