

Raintree Village

Homeowners Association

MINUTES for the March 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

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 7:04pm.
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. 1 guest was present.
3. **Minutes of the February Meeting**
Resolution 2019-03-001: RESOLVED that the Minutes of the 7:00pm Meeting of February 11th, 2019 be approved as submitted and posted on the RVHA website.
Moved by Carrie Dodoro, seconded by William Jenuwine. All voted in favor.
4. **Treasurer's Report**
The February bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Resolution 2019-03-002: RESOLVED that the Board receive and file the February 2019 financial reports.
Moved by Craig Chamberlain, seconded by Carrie Dodoro. 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 23rd, 2019. As of March 11th, RVHA is 74% collected for 2019. Review 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 x 59 = \$1,652.00 for the annual assessment match. Invoice mailed on February 25th, 2019.
9. **Eagle Scout Project – Labeling Storm Drains**
Discussed the status of the Eagle Scout project to label storm drains.
10. **Eagle Scout Project – Lakeside Commons Picnic Table and Benches**
Resolution 2019-03-004: RESOLVED that the Board authorizes the President to sign the “Eagle Scout Service Project Workbook” and “Eagle Scout Service Project Fundraising Application” on behalf of RVHA as beneficiary for an Eagle Scout

project to erect a picnic table and benches at Lakeside Commons.
Moved by David Eisenbacher, seconded by Carrie Dodoro. All voted in favor.

11. **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 scheduled for Tuesday, March 12th, 2019. RVHA received a copy of the Traffic Impact Study. The scope of the study did not include the impact on traffic within and exiting the Raintree Village subdivision. The Board drafted a letter to the Planning Commission requesting that the Traffic Impact Study for the John R Commons Development include the impact that a traffic signal installed at Nancy Bostick Dr and John R Rd would have on traffic exiting the subdivision to John R Rd. Discuss any concerns and finalize preparation for speaking at the public hearing.

Resolution 2019-03-005: RESOLVED that the Board approves the letter from the Board to the City of Troy Planning Commission dated March 7, 2019 requesting that the Traffic Impact Study for the John R Commons Development include the impact that a traffic signal installed at Nancy Bostick Dr and John R Rd would have on traffic exiting the subdivision to John R Rd.

Moved by Craig Chamberlain, seconded by William Jenuwine. All voted in favor.

12. **Parking Restriction Violations**

Discussed the interpretation of the recorded restriction and the Board's commitment to enforcing it. Reviewed the proposed template for a letter to homeowners with 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." The Board did not resolve to take any enforcement action at this time but does not waive the right to do so in the future.

13. **Trespassing**

Discussed an email from a homeowner regarding persons cutting through their back yard and across their private property as a shortcut to other destinations.

14. **Sign Restriction**

Discussed the enforceability of and the desire to enforce the restriction on signs recorded in the Declaration of Covenants, Conditions and Restrictions Article V "Building and Use Restrictions" Section 8 "Signs": "No sign of any kind shall be displayed to the public on any lot except one professional sign of not more than one square foot, or one sign of not more than five square feet advertising the property for sale or rent. Anything to the contrary notwithstanding this restriction shall not apply to signs used by a builder to advertise the property for sale or rent during the construction and sales period. Said signs may be of any size." The Board agreed that a "No Trespassing" sign in the back yard of the homeowner with the trespassing concern was acceptable. The Board president will respond to the homeowner.

15. **Postal Mail Report**

Reviewed any postal mail.

16. **Voicemail Report**

Reviewed any calls.

17. **Email Report**

Reviewed any emails.

18. **Website Discussion**

A complete backup of the web site has been made.

19. **Social Media Discussion**

20. **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.

21. New Business

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

22. Next Meeting

The next regularly-scheduled monthly meeting is Monday April 8th, 2019 at 7:00pm in Baker Middle School room 108.

23. Adjournment at 8:41pm

DJE