

Raintree Village

Homeowners Association

Minutes for the May 13, 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

May – Spring cleanup

May 13 – place signs for subdivision garage sale

May 17 and 18 – subdivision garage sale, collect signs on May 18

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 **7:07pm**
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. **Agenda Review**
Reviewed the highlights of this agenda.
4. **Minutes of the April Meeting**
Resolution 2019-05-001: RESOLVED that the Minutes of the 7:00pm Meeting of April 8th, 2019 be approved as submitted/modified and posted on the RVHA website.
Moved by Craig Chamberlain, seconded by Carrie Dodoro. All voted in favor.
5. **Treasurer's Report**
The April bank statement, reconciliation report, and profit and loss report were distributed to board members prior to the meeting.
Resolution 2019-05-002: RESOLVED that the Board receive and file the April 2019 financial reports.
Moved by Craig Chamberlain, seconded by Carrie Dodoro. All voted in favor.
6. **Financial Review Status**
RVHA received the 2018 review report and financial statements prepared by Michigan Community CPA. Chamberlain and Jenuwine requested one change, of which the CPA had been previously advised, to record the early billing of \$76.00 by the domain registration and web hosting vendor as a 2019 prepaid expense. The CPA agreed and issued revised statements on May 6, 2019.
Resolution 2019-05-003: RESOLVED that the Board accepts the review report and financial statements for 2018 prepared by Michigan Community CPA, with revision dated May 6, 2019, authorizes the president to sign the management representation letter, and approves the posting of the review report and financial statements and updated budget sheet on RVHA's website.
Moved by Craig Chamberlain, seconded by David Eisenbacher. All voted in favor.
7. **Quickbooks Consulting**
The Accounts Receivable and the Prepaid Assessments are both overstated by \$358.00 in the financial statements for 2018 and some prior years because a prior CPA made a journal entry to create Prepaid Membership Dues which has carried forward each year. The RVHA treasurer needs the assistance of a Quickbooks expert to learn how to apply the prepaid assessments so that the Accounts Receivable and Prepaid Assessments do not include the amounts each successive year, and accurately reflect what is owed by members.

Resolution 2019-05-004: RESOLVED that the Board authorizes the treasurer to obtain consulting services from a Quickbooks expert and authorizes an expense up to \$150.00 for those consulting services.

Moved by Craig Chamberlain, seconded by Carrie Dodoro. All voted in favor.

8. **IRS Form 1120-H Filing**

IRS Form 1120-H for 2018 was mailed April 15, 2019.

9. **Annual Assessment Collection Status**

The 2019 assessment statements and newsletter were mailed to all 810 Raintree Village homeowners on January 23rd, 2019. As of April 30th, RVHA is 84.3% collected for 2019. Review the status of collections.

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

The annual assessment match was received from the Raintree Village on the Park Homeowners Association.

11. **Subdivision Garage Sale**

Discussed the preparations for the subdivision-wide garage sale on Friday and Saturday, May 17 and 18, 9:00am to 5:00pm. Homeowners on Ogden Dr and North Lake Dr and Ct were contacted in person or by postal mail regarding the placement of signs on their property. Signs need to be placed the evening of Monday, May 13 and retrieved after 5:00pm on Saturday May 18. The event is listed on the City of Troy calendar. Announcements need to be made on Facebook, Nextdoor and Craig's List.

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

Carter Warthman completed the fundraising and the construction and installation of his Eagle scout project. There are now two picnic tables with attached benches chained to the swing set at Lakeside Commons, and mulch was spread under the swing set. Additionally, the wood in all three benches by the pond was replaced. The wood on the picnic tables and benches was not water-sealed, so staining is needed.

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

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

14. **Bostick Troy Development**

The matter of the conditional rezoning request for the development of the Bostick property adjacent to the Raintree Village subdivision was continued at the April 23rd, 2019 meeting of the City of Troy Planning Commission. The Planning Commission voted 5 to 2 to recommend to City Council that the MF (Multiple Family) to UR (Urban Residential) districts Conditional Rezoning request be denied, for the following reasons:

(1) The request does not comply with the Master Plan.

(2) The conditions offered by the applicant do not reasonably protect the adjacent properties and are not designed or proposed for public health, safety and welfare purposes.

(3) The rezoning and proposed development are incompatible with surrounding zoning and land use.

In the City of Troy Zoning Ordinance (chapter 39 of the Code), Article 13 "Site Design Standards", Section 13.03 "Trash Containers" Part B "Standards" includes this text:

(2) Containers shall be consolidated to minimize the number of collection sites, located in close proximity to the building they serve, and easily accessed by refuse vehicles without potential damage to parked vehicles.

(3) Containers and enclosures shall be located in a side or rear yard and screened from public view whenever possible.

(4) Containers and enclosures shall be situated so that they do not cause excessive nuisance or offense to occupants of nearby buildings.

Chapter 88 "Nuisances" Section 9.5 "Noises" of the Code does not appear to contain any text regarding restricted hours for trash and recycling collection.

The earliest date for a public hearing by City Council is June 3rd, 2019. Discuss RVHA's concerns about the proposed development and site plan including traffic impact and the location of trash and recycling collection and discuss any actions to be taken.

Resolution 2019-05-005: RESOLVED that the Board authorizes the President and Vice President to represent the interests of Raintree Village Homeowners Association to the Troy City Council in the matter of conditional rezoning and site plan review for the property south and adjacent to Raintree Village.

Moved by Craig Chamberlain, seconded by Carrie Dodoro. All voted in favor.

15. **Parked Cars Blocking Sidewalk**

Craig Chamberlain inquired at the Troy Police answer desk regarding any prohibition of parked cars blocking the sidewalk and remedies. The officer on duty referenced City Code Chapter 106 "Traffic", Article 8.0 "Stopping, Standing, and Parking", sub-section 8.10 "Stopping, Standing, or Parking Vehicles; Violation as Civil Infraction" which states that "1) A person shall not stop, stand, or park a vehicle in any of the following places, except when necessary to avoid conflict with other traffic or to comply with the law or the directions of a police officer or traffic-control device: a) On a sidewalk." A citation can be issued for a violation. Discuss RVHA's future response to this frequent complaint from homeowners.

16. **Coyotes**

Discussed the increasing sightings of coyotes during daytime hours. Coyotes are no longer displaying fear of humans and one even stood its ground and growled at a homeowner who was entering a car parked on her driveway.

17. **Postal Mail Report**

Received the 2018 Annual Report from the Clinton River Watershed Council. Received an advertising flyer from Schlicht Ponds, a statewide pond digging and renovation company. Schlicht Ponds was previously considered for bank restoration work on RVHA's detention pond.

18. **Voicemail Report**

Reviewed the calls. One homeowner inquired about permission to install a new drain from his house on North Lake Dr across RVHA property to the pond. One homeowner expressed to a board member in person her concerns about drivers speeding through the stop signs at Raintree Dr and Kings Point Dr.

19. **Email Report**

Reviewed any emails.

20. **Website Discussion**

21. **Social Media Discussion**

22. **Commons Areas**

Lakeside Commons

- Discussed Spring cleanup.
- Restoration by Erosion Masters, LLC of the eroded west end of the pond bank has been delayed due to recent rains. The ground is too soggy to support the heavy equipment that the contractor needs to move to the site.
- Decide and arrange for staining or other treatment for the wood on the new picnic tables and replaced benches.
- Jim McCauley reported finding one goose nest but the eggs had already been destroyed by an animal. The presence of coyotes may account for the absence of Canada geese at the park this year.
- 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.
- Placed additional woodchip fill under the swing set and install a fill retention border.

Forest Commons

- Discussed concern about the area of lawn cutting at the Sandburg entrance.
- 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.
- A communication was hand-delivered to 23 homeowners adjacent to or near Village Commons advising them of the planned spraying of herbicide to control buckthorn seedlings. The spraying has been delayed due to recent rains.
- Need to contact a homeowner regarding encroachment at the 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 the increasing frequency of litter being thrown onto the entrance median at Raintree Dr.
- 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 June 10th, 2019 at 7:00pm in Baker Middle School room 108.

25. **Adjournment** at 8:50pm

DJE