

Raintree Village

Homeowners Association

Minutes for the January 11, 2021 7:00pm meeting (online meeting on WebEx).

Purpose and Mission

The Raintree Village Homeowners Association (RVHA) in Troy, Michigan is a Michigan Domestic Nonprofit Corporation. The specific purposes for which the Corporation is formed are to provide for maintenance, preservation and control of the residence Lots and Common Area within [Raintree Village Subdivisions numbers 1, 2 and 3] and to promote the health, safety and welfare of the residents... (from the RVHA Articles of Incorporation, Article II, amended March 27, 1975)

Important Dates in 2021:

January — newsletter printing and assembly

January — annual newsletter and assessment mailing

January – submit financial records to CPA for review

January 9 — ~~website domain and hosting renewal payment due~~

January 31 – USPS PO Box 99033 renewal payment due

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

Late April / May – Spring commons area cleanup/work day (If the Covid-19 restrictions have been lifted.)

April 15 – IRS Form 1120-H filing deadline

May 10 – Place signs for subdivision garage sale (If the Covid-19 restrictions have been lifted.)

May 14, 15 – Subdivision garage sale, collect signs at end of day on Sat. May 15

August – Troy School District meeting room reservation for 2022 (If the Covid-19 restrictions have been lifted.)

November – Fall commons area cleanup/work day (If the Covid-19 restrictions have been lifted.)

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

December 13 – annual meeting with election of officers

1. **Call to Order** 7:03pm _____

2. **Roll Call:** Brian Dodoro here , Carrie Dodoro here, David Eisenbacher here, William Jenuwine here , John Robertson here
Guests: none _____
RVHA needs 4 more directors (total of 9 directors) and more volunteers.

3. **Minutes from the December 14th, 2020 regular meeting:**

Suggested Resolution: RESOLVED that the Minutes of the 7:00pm Meeting of December 14th, 2020 be approved as submitted/modified and posted on the RVHA website.

Resolution 2021-01-001: Minutes of the 7:00pm Meeting of December 14th, 2020 are approved as submitted/modified and posted on the RVHA website.

Moved by: BJ Seconded by: _JR Vote Yeas:all Nays: none

4. **Treasurer's Report**

The December bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.

Suggested Resolution: RESOLVED that the Board receive and file the December 2020 financial reports.

Resolution 2021-01-002: Minutes of the 7:00pm Meeting of December 14th, 2020 are approved as submitted/modified and posted on the RVHA website.

Moved by: DE Seconded by: JR Vote Yeas: All Nays: none

5. **Annual Assessment Collection Status Update.** Outstanding collection efforts have resulted in a 97.0% for 2020 (24 outstanding), 99.4% for 2019 (5 outstanding), 99.9% for 2018 (1 outstanding), and 100% for 2017 and older (0 outstanding). 2021 1% collected.

6. **Recurring Expenses Authorization**

Suggested Resolution: RESOLVED that all of the 2021 Raintree Village Homeowners Association bills for budgeted items including and limited to lawn cutting, fertilizer and weed control, geese control, snow removal, PO box, meeting room rental, and voicemail are approved for payment by the treasurer.

Resolution 2021-01-003: All budgeted items are approved for payment by the treasurer.

Moved by: JR Seconded by: DE Vote Yeas: all Nays: none

7. **Removal of a dead deer from Lakeside Commons pond**

A deer carcass was located in the pond and Lakeside Commons and was removed following review of bids from potential service suppliers.

Suggested Resolution: RESOLVED that RVHA authorizes payment of \$250 to John's Small Animal Trapping.

Resolution 2021-01-004: RVHA authorizes -payment to John's Small Animal Trapping.

Moved by: DE Seconded by: BJVote Yeas: all Nays: none

8. **Postal Mail Report**

Review any postal mail. P.O. Box payment reminded. Already paid.

9. **Voicemail Report**

Review any calls. 2 hang up calls, one call response from action fence.

10. **Email Report**

Review any email. Nothing to report

11. **Website Discussion**

Review anything to modify on the website. Nothing to modify.

12. **Social Media (Facebook/Next Door)**

Review any postings. Next door reports fireworks at 2:00 am.

13. **Commons Areas**

Lakeside Commons to do list:

- Fence discussion for the east side of the pond.
- Decide on actions regarding encroachments by homeowners around park. Document intrusions & send letters.
- Restoring the soil and turf that was damaged by the contractor that performed pond bank restoration on the west end.
- Discuss and plan for plantings on the restored bank.
- Remove phragmites (invasive plant species) established at the southeastern corner of the pond. If not continually managed, they will fill the entire pond within ten years. Application of herbicide requires a permit. Review results of management actions. (Last removal was in August 2020.)
- Review tree health (Arborist) and consider planting new trees.
- 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.
- 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.
- Repair/replace the volleyball posts.

Village Commons to do list:

- Decide on action regarding encroachments by homeowners around the park. Document intrusions & send letters.
- Form a plan to create a path and spread wood chips on the path. (Gordon Tree service said he would deliver at no charge.)
- Remove buckthorn, garlic mustard, Vinca minor (creeping myrtle) and other invasive and undesirable species – Ongoing project.
- Plant new trees – Ongoing project. (Trevor Eisenbacher's Eagle Scout project for 2021.)

Abbey Commons to do list:

- Delayed to Summer 2022 - Solicit a second quote for thinning honey locust trees and trimming dead branches.

Forest Commons to do list:

- Decide on action regarding encroachments by homeowners around the park. Document intrusions & send letters.
- Form a plan to re-establish the diagonal path with wood chips.
- Remove garlic mustard, barberry, poison ivy, buckthorn, and other invasive and undesirable species – Ongoing project.

Entrance medians and cul-de-sac islands

- The grass between the sidewalk and John R Rd at the North Lake Dr entrance needs to be re-sodded.

14. **New Business**

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

15. **Next Meeting**

The next regularly scheduled monthly meeting is Monday February 8th, 2021 at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

16. **Adjournment** 7:49pm