

Raintree Village

Homeowners Association

Minutes for the March 8, 2021 7:00pm meeting (online meeting using 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

April 15 — IRS Form 1120-H filing deadline

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

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** 7:01pm _____
2. **Roll Call:** Brian Dodoro here, Carrie Dodoro here, David Eisenbacher here, William Jenuwine here, John Robertson here
Guests: Craig Chaimberlaine. _____
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the February 8th, 2021 regular meeting:**
Suggested Resolution: RESOLVED that the Minutes of the 7:00pm Meeting of February 8th, 2021 be approved as submitted/modified and posted on the RVHA website.
Resolution 2021-03-001: approve Feb 8 2021 meeting minutes.
Moved by: WJ Seconded by: _DE Vote Yeas: all Nays: none
4. **Treasurer's Report**
The 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 February 2021 financial reports.
Resolution 2021-03-002: The board received and file Feb 2021 financial reports.
Moved by: DE Seconded by: JR Vote Yeas: all Nays: none
5. **Annual Assessment Collection Status Update.** Collection efforts have resulted in over 77% paid for 2021, 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). To discuss in April regarding liens to homeowners for unpaid dues.
6. **Postal Mail Report**
Review any postal mail. Some checks needed to be sent back for wrong date and/or damaged checks.

7. **Voicemail Report**

Review any calls. None

8. **Email Report**

Review any email. Status letter for house on mark and tennyson.

9. **Website Discussion**

Review anything to modify on the website. Add Q&A to site about not paying dues.

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

Review any postings.

11. **Commons Areas**

Lakeside Commons to do list:

- Fence proposal for the east side of the pond. Need quotes from Action Fence.
- Decide on actions regarding encroachments by homeowners around park. Send letters to all adjacent homeowners. Document any intrusions with aerial photos from city of Troy GIS and items encroaching.
- 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.
- Replace wood boards on the bench.

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.

12. **New Business**

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

13. **Next Meeting**

The next regularly scheduled monthly meeting is Monday April 12th, 2021 at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

14. **Adjournment** 7:53pm