

# Raintree Village

## Homeowners Association

Minutes for the April 12, 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** 7:02pm

2. **Roll Call:** Brian Dodoro here, Carrie Dodoro here, David Eisenbacher here, William Jenuwine here, John Robertson here  
Guests: Resident Craig \_\_\_\_\_  
RVHA needs 4 more directors (total of 9 directors) and more volunteers.

### 3. **Minutes from the March 8<sup>th</sup>, 2021 regular meeting:**

Suggested Resolution: RESOLVED that the Minutes of the 7:00pm Meeting of March 8th, 2021 be approved as submitted/modified and posted on the RVHA website.

#### **Resolution 2021-04-001:**

Moved by: David Seconded by: Carrie Vote Yeas: 4 Nays: 1 Brian Dodoro

### 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 March 2021 financial reports.

#### **Resolution 2021-04-002: receive and file financial reports**

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

5. **Annual Assessment Collection Status Update.** Collection efforts have resulted in over 82% 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).

6. **Update regarding the RVHA Bank Account cancellation notice. RESOLVED** that the RVHA Board of Directors approves the change of address on file at TCF Bank from the USPS Post Office Box to Bill Jenuwine's (the RVHA Treasurer) home address in order to prevent TCF from cancelling and closing the RVHA bank accounts. Moved by: DE seconded by: JR Vote

Yea 3. Vote Nays 2

7. **Authorization to place liens on homes that are 3 or more years overdue.** \$30 each, 4 properties are substantially behind, \$120 total potential.  
Suggested Resolution: RESOLVED that the board approves an expenditure of up to \$120.00 with a lien filing fee of \$30 each with Oakland County for Raintree Village property owners that are 3 or more years behind on their dues payments to the Raintree Village Homeowners Association. The \$30 cost for the lien will be added to each overdue property's account.  
**Resolution 2021-04-003:**  
Moved by: DESeconded by: WJ Vote: Yeas: all yes Nays: 0
8. **Garage Sale???**  
Does RVHA want to promote a subdivision Garage sale in 2021? The normal weekend would be May 14, 15. Agreed to cancel due to COVID.
9. **Cleanup day and Village Commons and Forest Commons.** Late April or early May is typically the best time to pull Garlic-Mustard. Due to the ongoing restrictions and hopefully reduced spread of the invasive plants, it will be a minor project this year with just a few RVHA board members.
10. **Fertilizer & Weed Control bids.** Craig Chamberlain has accepted the request from William Jenuwine to get competitive bids for the grass fertilization and weed control at Lakeside Commons, Abbey Commons, the entrance to Village Commons, the entrance to Forest Commons, and 8 of the 9 cul-de-sac and entrance islands. Waiting for Craig to communicate willing to assist.
11. **Postal Mail Report**  
Review any postal mail. Letter from the bank about closing the account.
12. **Voicemail Report**  
Review any calls. None
13. **Email Report**  
Review any email. Title company requesting status for Stonetree resident.
14. **Website Discussion**  
Review anything to modify on the website. Bill listed street percentages of dues paid.
15. **Social Media (Facebook/Next Door)**  
Review any postings. None
16. **Commons Areas**
  - Lakeside Commons to do list:**
    - Goose Nest patrol! One nest was found by Craig.
    - Fence proposal for the east side of the pond. Need quotes.
    - 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.
    - 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:**
    - Spring Clean-up project in Late April or early May

- 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.
- Spring Clean-up project in Late April or early May to 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.~~

**17. New Business**

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

**18. Next Meeting**

The next regularly scheduled monthly meeting is Monday May 10<sup>th</sup>, 2021 at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

**19. Adjournment 8:23pm**