

Raintree Village Homeowners Association

MINUTES for the May 10, 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:

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

June – Contract review with Jim McCauley

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** at 7:01 pm.
2. **Roll Call:** Brian Dodoro: present, Carrie Dodoro: present, David Eisenbacher: present, William Jenuwine: present, John Robertson; present Guest: Craig Chamberlain
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the April 12th, 2021 regular meeting:**
Resolution 2021-05-001: RESOLVED that the Minutes of the 7:00pm Meeting of April 12th, 2021 be approved as modified and posted on the RVHA website. Add Chamberlain as Craig's last name.

Moved by: David Eisenbacher Seconded by: John Robertson Vote Yeas:4 Nays:1 Motion passed.
4. **Treasurer's Report**
The bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.
Resolution 2021-05-002:RESOLVED that the Board receive and file the April 2021 financial reports.

Moved by:David Eisenbacher Seconded by: John Robertson, Vote Yeas: 5 Nays: 0 Motion passed.
5. **Annual Assessment Collection Status Update.** Collection efforts have resulted in over 85% paid for 2021, 97.0% for 2020 (24 outstanding), 99.4% for 2019 (4 outstanding), 99.9% for 2018 (1 outstanding), and 100% for 2017 and older (0 outstanding).
6. **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. One large trash bag of Garlic mustard was pulled out of Village Commons. Lots of Garlic mustard and Buckthorn remain! Meeting time? Discussion was for just a couple board members to meet and pull invasive growth.
7. **Fertilizer & Weed Control bids.** Craig Chamberlain solicited 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. Review the bids and confirm the decision to award the lawn care contract.
Resolution 2021-05-003: RESOLVED that the RVHA Board of Directors approves the contract for lawn fertilizer and weed control with LaPlante. The president is authorized to sign the contract and the treasurer is authorized to pay the invoices from

LaPlante in accordance with the contract.

Moved by:David Eisenbacher Seconded by: Brian Dodoro, Vote Yeas:5 Nays: 0 Motion passed.

8. **Fence for the east side of Lakeside Commons.**

Discussed

9. **Postal Mail Report**

Reviewed postal mail.

10. **Voicemail Report**

Reviewed calls.

11. **Email Report**

Reviewed emails.

RVHA received a request from David Pidek at 1564 ABBEY DRIVE for a Graduation Party tent be installed in Abbey Commons for the period from 6/11 to Mon 6/14.

Resolution 2021-05-004: Resolved that the RVHA Board of Directors approves the use of Abbey commons area behind 1564 Abbey Drive for a private event for the period of 11-June to 14-June with the understanding that the commons will be returned to the original condition.

Moved by: David Eisenbacher Seconded by: Carrie Dodoro Vote Yeas: 5 Nays: 0 Motion passed.

12. **Website Discussion**

Reviewed modifications on the website.

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

Reviewed any postings.

14. **Commons Areas**

Lakeside Commons to do list:

- Goose Nest patrol! One nest was found by Craig. Four goose families snuck through!
- Fence proposal for the east side of the pond.
- 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.
- Re-stain the picnic tables and benches.

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. (LaPlante, Jim Gordon – only one “tree climbing” employee, on other company recommended by Gordon)
- 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

15. New Business

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

16. Next Meeting

The next regularly scheduled monthly meeting is Monday June 14th, 2021 at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

17. Adjournment was at 8:35pm.

DJE