

# Raintree Village

## Homeowners Association

Minutes for the June 14, 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:

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** 7:02 pm
2. **Roll Call:** Brian Dodoro, present; Carrie Dodoro, present; David Eisenbacher, present; William Jenuwine, present; John Robertson, present. Guests: Craig Chamberlain  
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the May 10<sup>th</sup> 2021, regular meeting:**  
**Resolution 2021-06-001:** RESOLVED that the Minutes of the 7:00pm Meeting of May 10th 2021 be approved as submitted and posted on the RVHA website.  
Moved by: William Jenuwine, Seconded by: John Robertson, Vote Yeas: 4 Nays: 0, Motion Passes.
4. **Treasurer's Report**  
The bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.  
**Resolution 2021-06-002:** RESOLVED that the Board receive and file the May 2021 financial reports.  
Moved by: David Eisenbacher, Seconded by: John Robertson, Vote Yeas: 5 Nays: 0, Motion passes.
5. **Annual Assessment Collection Status Update.** Collection efforts have resulted in over 89% paid for 2021 (86 outstanding), 98.5% for 2020 (12 outstanding), 99.9% for 2019 (1 outstanding), 99.9% for 2018 (1 outstanding), and 100% for 2017 and older (0 outstanding).
6. **Lawn care contract review.** Jim McCauley requested time during the meeting to review the proposal for a contract renewal with the RVHA Board of Directors.  
**Resolution 2021-06-003:** RESOLVED that the RVHA Board approves the contract extension with Bobcat Lawn Maintenance LLC for \$8,085 per year for the years 2022, 2023, and 2024. The president is authorized to sign the contract.  
Moved by: David Eisenbacher Seconded by: William Jenuwine Vote Yeas: 5 Nays: 0 Motion passes.
7. **Bags for distributing dues invoices on homeowner's doors.** William Jenuwine has requested an expenditure of \$10 for 200 door hanger bags to aid in the distribution of invoices to RVHA residents with unpaid balances. This cost is much less expensive compared to postage for distributing the same invoices.  
**Resolution 2021-06-004:** RESOLVED that the RVHA Board of Directors approves an expenditure of \$10 for 200 clear plastic door hanger bags for distributing RVHA invoices.  
Moved by: David Eisenbacher, Seconded by John Robertson Vote Yeas: 5 Nays: 0, Motion passes.

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

Discussion continued.

9. **Postal Mail Report**

Reviewed postal mail – all have been dues payments.

10. **Voicemail Report**

Reviewed calls.

11. **Email Report**

Reviewed any email.

12. **Website Discussion**

Reviewed anything needing to be modified on the website.

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

Reviewed any postings.

14. **Commons Areas**

**Lakeside Commons to do list:**

- 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)
- 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.

**Entrance medians and cul-de-sac islands**

A dead tree was removed from North Lake Drive entrance island.

**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 September 13<sup>th</sup>, 2021 at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

**17. Adjournment 9:13 pm.**