

Raintree Village Homeowners Association

MINUTES for the September 13, 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

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** 7:03 pm
2. **Roll Call:** Brian Dodoro X, Carrie Dodoro X, David Eisenbacher X, William Jenuwine X, John Robertson X
Guests: Craig Chamberlain
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the June 14th, 2021 regular meeting:**
Resolution 2021-09-001: RESOLVED that the Minutes of the 7:00pm Meeting of June 14th 2021 be approved as submitted and posted on the RVHA website.

Moved by: William Jenuwine, Seconded by: John Robertson, Vote Yeas: 5, Nays: 0, Abstain: 0. 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 2021-09-002: RESOLVED that the Board receive and file the June, July, and August 2021 financial reports.

Moved by: David Eisenbacher, Seconded by: John Robertson, Vote Yeas:5, Nays: 0, Abstain:0. Motion passed.
5. **Annual Assessment Collection Status Update.** Collection efforts have resulted in over 95% paid for 2021, 98.5% for 2020 (12 outstanding), 99.75% for 2019 (2 outstanding), 99.9% for 2018 (1 outstanding), and 100% for 2017 and older (0 outstanding).

6. **Reimbursement of annual filing with the State of Michigan.**

Resolution 2021-09-003: RESOLVED that the Board authorizes reimbursement of \$20.00 to William Jenuwine for an online credit card payment for filing the annual State of Michigan Domestic Nonprofit Corporation Annual Report. Receipt will be available for review. The filing is due October 1, 2021.

Moved by: David Eisenbacher, Seconded by: John Robertson, Vote Yeas:5, Nays: 0, Abstain: 0. Motion passed.

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

Discussion.

8. **Postal Mail Report**

Reviewed any postal mail.

9. **Voicemail Report**

Reviewed any calls.

10. **Email Report**

Reviewed any email.

11. **Website Discussion**

Reviewed anything to modify on the website.

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

Reviewed any postings.

13. **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. (Last removal was September 6, 2021.)
- 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.
- 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.~~ Task completed.

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 tentatively scheduled for 25-Sept-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.~~ Task completed.

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

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 October 11th, 2021, at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

16. Adjournment: 8:41pm