

Raintree Village Homeowners Association

MINUTES for the October 11, 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~~

November 8 — ~~Draft budget.~~

November — ~~Snow removal contract.~~

December 13 — ~~annual meeting with election of officers~~

1. **Call to Order** _7:07pm_____
2. **Roll Call:** Brian Dodoro _X_, Carrie Dodoro _X_, David Eisenbacher _X_, William Jenuwine _X_, John Robertson _X_
Guests: Craig Chamberlain and Jim McCauley
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the September 13th, 2021, regular meeting:**
Resolution 2021-10-001: RESOLVED that the Minutes of the 7:00pm Meeting of September 13th, 2021, be approved as submitted/modified and posted on the RVHA website.
Moved by: John Robertson, Seconded by: William Jenuwine, Vote Yeas: 5 Nays: 0 Abstain: 0, Motion Passed.
4. **Jim McCauley update for 2021:** Mowing continues, holes located at the pond parallel to the benches from the stabilizer arms on the bank restoration equipment, volleyball court post, east end of the pond has re-growth of buckthorn, low hanging branches, dead pine tree, rotting stump near the trash can, and Canadian goose concerns. Nest destruction training by the DNR is in the first week of April each year.
5. **Treasurer's Report**
The bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.
Resolution 2021-10-002: RESOLVED that the Board receive and file the September 2021 financial reports.
Moved by: David Eisenbacher, Seconded by: John Robertson, Vote Yeas: 5 Nays: 0 Abstain: 0, Motion Passed.

6. **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).
7. **Trimming the trees in Abbey Commons.**
Resolution 2021-10-003: RESOLVED that the Board authorizes an expenditure of \$2,150 for tree trimming by LaPlante in Abbey Commons per the quote dated October 5, 2021. The President is authorized to sign the proposal from LaPlante. The Treasurer is authorized to pay the invoice.
 Moved by: Brian Dodoro, Seconded by: David Eisenbacher, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion Passed.
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.~~ Remove the remaining volleyball post and fill the hole.
 - New item: Fill holes left by the construction equipment parallel to the benches.
 - Village Commons to do list:**
 - Spring Clean-up project in Late April or early May
 - Fall Clean-up project on November 20, 2021. Flyer to the 20 adjacent homeowners by early November.
 - 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.) **Task Completed – 50 new trees were planted!**
 - Abbey Commons to do list:**
 - Solicit a second quote for thinning honey locust trees and trimming dead branches. **Task Completed – bid awarded.**

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

- Entrance signs for North Lake Drive and Raintree Drive entrances.

14. New Business

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

November 8 – Draft budget.

November 8 – Snow removal contract.

15. Next Meeting

The next regularly scheduled monthly meeting is Monday November 8th, 2021, at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

16. Adjournment: 8:45pm.

DJE.