

# Raintree Village Homeowners Association

MINUTES for the November 8, 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.)~~

~~October 1 — State of Michigan Nonprofit Corporation Information Update filing deadline~~

November 8 – Draft budget.

November 8 – Snow removal contract.

November 20 – Fall cleanup/work day at Village Commons

December 13 – annual meeting with election of officers, approval of 2022 budget

1. **Call to Order** \_7:01 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 October 11<sup>th</sup>, 2021, regular meeting:**

**Resolution 2021-11-001:** RESOLVED that the Minutes of the 7:00pm Meeting of October 11th, 2021, be approved as submitted/modified and posted on the RVHA website.

Moved by: Brian Dodoro, Seconded by: William Jenuwine, Vote Yeas: 5 Nays: 0 Abstain: 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. First month with the new bank name, Huntington.

**Resolution 2021-11-002:** RESOLVED that the Board receive and file the October 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.** 3 homeowners paid 2021 dues since the last meeting. 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. **Reviewed Draft Budget.** Preparation for the December Board Meeting where the RVHA Board of Directors will approve the 2022 budget.

7. **Snow Plowing Contract.**

The prior snow plowing supplier has raised his rates. William Jenuwine did a request for quote to a few other companies that do work within Raintree Village Subdivision. The Board needs to select a service before snow starts falling.

**Resolution 2021-11-003:** RESOLVED that the Board authorizes an expenditure of \$40 per snow plowing of up to 5 inches plus \$5 per additional inch to C. Eddy for the sidewalk on Sherwood Drive in front of Lakeside Commons per the quote dated 3-November-2021. The President is authorized to sign the proposal from C. Eddy. The Treasurer is authorized to pay the invoices from C. Eddy.

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

8. **Stamp for Endorsing Checks.**

The bank that RVHA uses has changed names from TCF to Huntington and has a new account number. RVHA needs a new stamp for endorsing the 800+ checks per year.

**Resolution 2021-11-004:** RVHA will reimburse the Treasurer up to \$20 for acquisition of a replacement stamp for endorsing checks with the new bank name and account number on behalf of Raintree Village Homeowners Association.

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

9. **Stamp for Overdue Payment Invoices.**

The overdue invoices could use some extra emphasis with a red stamp that says "Past Due".

**Resolution 2021-11-005:** RVHA will reimburse the Treasurer up to \$5 for acquisition of a red "Past Due" stamp for marking the overdue invoices.

Moved by: David Eisenbacher, Seconded by: Carrie Dodoro, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion Passes.

10. **Chipper rental for Village Commons clean-up day planned for Saturday November 20, 2021.**

Renting a small wood chipper from Home Depot is approximately \$101 per day with a \$200 deposit.

**Resolution 2021-11-006:** The RVHA Board authorizes a reimbursement of up to \$120 to David Eisenbacher for rental of a chipper and payment for gasoline following presentation of the receipts to the Treasurer.

Moved by: William Jenuwine, Seconded by: Carrie Dodoro, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion Passed.

11. **Postal Mail Report**

Reviewed postal mail.

12. **Voicemail Report**

Reviewed calls.

13. **Email Report**

Reviewed email.

14. **Website Discussion**

Review anything to modify on the website. William Jenuwine would like to add a security certificate to the RVHA.org website.

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

Reviewed any postings. Can we delete the RVHA Facebook page because it is not updated?

16. **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 holes.
- 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 to chip dead wood piles 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.

**Abbey Commons to do list:**

- Complete the thinning of the honey locust trees.

**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.

**17. New Business**

Items not on the agenda. Any RVHA member or guest may speak. Newsletter items to include next year: 1. Concern about people putting their trash out the weekend before the Wednesday trash pickup. 2. Pickup the “trash” newspapers that get forgotten. 3. Parking on the sidewalk. 4. Encroachments in the common areas.

**18. Next Meeting**

The next regularly scheduled monthly meeting is Monday December 13<sup>th</sup>, 2021, at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

**19. Adjournment: 8:34pm**

DJE.