

Raintree Village Homeowners Association

MINUTES for the January 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:

~~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 (pull Garlic Mustard and Buckthorn, chip dead wood)

May 8? – Place signs for subdivision garage sale

May 13-14? – Subdivision garage sale, collect signs at end of day on Sat. May 14

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 14 – Draft budget

November 14 – Snow removal contract

November 19? – Fall cleanup/work day at Village Commons and/or Forest Commons

December 12 – annual meeting with election of officers, approval of 2023 budget

1. **Call to Order** 7:01 _____
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 December 13th, 2021, regular meeting:**
Resolution 2022-01-001: RESOLVED that the Minutes of the 7:00pm Meeting of December 13th, 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 2022-01-002: RESOLVED that the Board receive and file the December 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 97% paid for 2021, 99.4% for 2020 (5 outstanding), 99.8% for 2019 (2 outstanding), 99.8% for 2018 (2 outstanding), and 100% for 2017 and older (0 outstanding).
6. **Recurring Expenses Authorization.**
Resolution 2022-01-003: RESOLVED that all the 2022 Raintree Village Homeowners Association bills for budgeted items

including and limited to lawn cutting, fertilizer and weed control, snow removal, meeting room rental, and voicemail are approved for payment by the treasurer.

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

7. **Newsletter Approval.**

Discuss and approve 2022 Newsletter.

Resolution 2022-01-004: RESOLVED that the RVHA board approves the Newsletter proposal for 2022.

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

8. **Fence Top Rail Replacement Reimbursement.**

Replacement top rail for the chain link fence that was damaged by a falling branch from the Village Commons property, the cost of the fence rail was \$45.48 plus 6% tax for a total of \$48.21. David Eisenbacher paid for the part and repaired the damaged fence.

Resolution 2022-01-005: The Board authorizes a reimbursement of \$48.21 for a vinyl coated black fence rail to replace the fence rail at 1378 Glenwood Dr that was damaged by a tree branch falling from Village Commons.

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

9. **Secure Server Certificate for the RVHA.org website domain.**

Purchase of the certificate for the RVHA.org website is a separate fee compared to the domain name listing and website hosting. This certificate is needed for security between website users and the website host. The cost is \$10 for the certificate.

Resolution 2022-01-006: The Board authorizes an expenditure of \$10 for a Secure Server Certificate for the RVHA.org website.

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

10. **Renew Fertilizer Contract.**

Renewal of the contract for fertilization service on the RVHA park grass for 2022. The price quoted is \$2,138 with a 10% discount if paid by March 1, 2022. The discounted price is \$1,924.20 for the year.

Resolution 2022-01-007: The RVHA Board of Directors authorizes the president to sign the contract and the treasurer to pay the \$1,924.20 charge for the 2022 calendar year service as quoted.

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

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

Discussion and plan for moving forward.

12. **Postal Mail Report**

Reviewed postal mail.

13. **Voicemail Report**

Reviewed calls.

14. **Email Report**

Reviewed emails.

15. **Website Discussion**

Reviewed anything to modify on the website.

16. **Social Media (Next Door)**

Reviewed any postings.

17. **Commons Areas**

Lakeside Commons to do list:

- Fence proposal for the east side of the pond.
- Restoring the soil and turf that was damaged by the contractor that performed pond bank restoration on the west end.
- 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.

- 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.
- 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 (Garlic Mustard & Buckthorn)
- 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:

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. Continue quote process with the previous contractors: Wild Bill.

18. New Business

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

19. Next Meeting

The next regularly scheduled monthly meeting is Monday February 14th, 2022, at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

20. Adjournment: 8:01pm

DJE