

# Raintree Village

## Homeowners Association

MINUTES for the February 14, 2022, 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 2022:

~~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

March/April/May – Goose control planning and communication to the residents adjacent to the pond

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** at 7:03pm

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 January 10<sup>th</sup>, 2022, regular meeting:**

**Resolution 2022-02-001:** RESOLVED that the Minutes of the 7:00pm Meeting of January 10th, 2022, be approved as modified for the correct year (2022) and posted on the RVHA website.

Moved by: William Jenuwine, Seconded by: John Robertson, Vote Yeas: 3 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.

Suggested Resolution:

**Resolution 2022-02-002:** RESOLVED that the Board receive and file the January 2022 financial reports.

Moved by: John Robertson, Seconded by: David Eisenbacher, Vote Yeas: 3 Nays:0 Abstain:0. Motion Passed.

5. **Annual Assessment Collection Status Update.** Collection efforts have resulted in over half paid for 2022 (341 outstanding), 97.8% paid for 2021 (18 outstanding), 99.4% for 2020 (5 outstanding), 99.75% for 2019 (2 outstanding), 99.88% for 2018 (1 outstanding), and 100% for 2017 and older (0 outstanding).

6. **Postage Expense Reimbursement and Purchase**

**Resolution 2022-02-003:** RESOLVED that the treasurer be reimbursed \$1.16 for postage for mailing the 1096 and 1099 NEC forms without folding as required by the IRS and a roll of 100 forever stamps for mailing Raintree Village Homeowners Association business at a cost of \$58.00 for a total reimbursement of \$59.16.

Moved by: David Eisenbacher Seconded by: John Robertson Vote Yeas: 3 Nays: 0 Abstain: 0. Motion passed.

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

Discussion and plan for moving forward.

(Brian Dodoro & Carrie Dodoro arrived following video conference connection problems.)

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. Add a FAQ for potential Boy Scout Eagle projects: Border and mulch around the swing sets in Abbey Commons and Lakeside Commons, goose fencing and access gates around the pond, bat houses in the forests, forest path mulch replacement, paint entrance signs and wooden park signs, plant native species on the bank that has the erosion sox, bat houses in the parks, and placement of a bench on Sherwood Drive at the front of Lakeside Commons.

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

Review 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.
- 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: Remove buckthorn, garlic mustard, Vinca minor (creeping myrtle), and other invasive and undesirable species – Ongoing project.
- 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.)
- Leaning tree removal quote.

**Abbey Commons to do list:**

**Forest Commons to do list:**

- Decide on action regarding encroachments by homeowners around the park. Document intrusions & send letters.
- Garlic mustard, Vinca minor (creeping myrtle), and other invasive and undesirable species – Ongoing project.
- Form a plan to re-establish the diagonal path with wood chips.
- Chipping deadfall.

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

- Entrance signs for North Lake Drive and Raintree Drive entrances. Discussed options from Signs & More and Wild Bill.

**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 March 14<sup>th</sup>, 2022, at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

**16. Adjournment: 8:36pm**

DJE