

Raintree Village

Homeowners Association

MINUTES for the March 14, 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 15 — Place signs for subdivision garage sale

May 20-21 — Subdivision garage sale, collect signs at end of day on Sat. May 21

June — Contract review with Jim McCauley

August — Troy School District meeting room reservation for 2023 (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:** 7:00pm
2. **Roll Call:** Brian Dodoro X, Carrie Dodoro X, David Eisenbacher X, William Jenuwine X, John Robertson X
Guests: Craig Chamberlain, Trevor Eisenbacher,
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the February 14th, 2021, regular meeting:**
Resolution 2022-03-001: RESOLVED that the Minutes of the 7:00pm Meeting of February 14th, 2021, be approved as submitted and posted on the RVHA website.
Moved by: Bill Jenuwine, Seconded by: Brian Dodoro, 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 2022-03-002: RESOLVED that the RVHA Board receive and file the February 2022 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 78% paid for 2022 (176 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. **Eagle Scout project completion from Trevor Eisenbacher**

Trevor has completed his Eagle Scout project in Village Commons and is donating \$316.03 in excess fundraising to RVHA.

Resolution 2022-03-003: RESOLVED that the RVHA Vice President is authorized to sign the Eagle Scout project acceptance from Trevor Eisenbacher for the tree planting in Village Commons.

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

7. **Tree removal behind 1378 Glenwood Dr in Village Commons**

Bids have been received for removal of the large tree in Village Commons that is leaning over the property at 1378 Glenwood Drive. Review the bids and work proposed.

Resolution 2022-03-004: RESOLVED that the RVHA Board approve the treasurer to pay up to \$1500 to All American Tree Service Inc for removal of the large leaning silver maple tree marked with orange dots and cut as low to the ground as possible behind the property at 1378 Glenwood Drive in Village Commons following review of the contractor's insurance certificate.

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

8. **Subdivision Garage Sale in 2022**

Does RVHA want to sponsor a subdivision wide Garage Sale for 2022? Which dates? Friday May 20 and Saturday May 21 is the typical weekend that RVHA has done the garage sale in the past (the weekend before Memorial Day).

Resolution 2022-03-005: RESOLVED that RVHA will sponsor a subdivision wide Garage Sale on Friday May 20 and Saturday May 21, 2022.

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

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

10. **Postal Mail Report**

Reviewed any postal mail.

11. **Voicemail Report**

Reviewed any calls.

12. **Email Report**

Reviewed any email.

13. **Website Discussion**

Reviewed anything to modify on the website.

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

Reviewed any postings.

15. **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.
- 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
- 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.

16. New Business

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

17. Next Meeting

The next regularly scheduled monthly meeting is Monday April 11th, 2022, at 7:00pm. ~~Due to the continued Covid-19 restrictions on meetings at Baker Middle School, the meeting will be online with WebEx.~~ RVHA is checking to see when the Troy School District restrictions will be lifted.

18. Adjournment: 8:26pm

DJE