

Raintree Village Homeowners Association

MINUTES for the April 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 (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 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** __ 7:05 PM _____
2. **Roll Call:** Brian Dodoro __y__, Carrie Dodoro __y__, David Eisenbacher __y__, William Jenuwine __y__, John Robertson __y__
Guests: Craig Chamberlain __ (David arrived at 7:08 and didn't vote on Resolution 2022-04-001 _____
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the March 14th, 2021, regular meeting:**
Resolution 2022-04-001: RESOLVED that the Minutes of the 7:00pm Meeting of March 14th, 2021, be approved as submitted/modified and posted on the RVHA website.
Moved by: Bill Jenuwine, Seconded by: Carrie Dodoro, Vote Yeas: 4 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 2022-04-002: RESOLVED that the RVHA Board receive and file the March 2022 financial reports.
Moved by: John Robertson, Seconded by: Carrie Dodoro, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion Passed
5. **Annual Assessment Collection Status Update.** Collection efforts have resulted in over 87% paid for 2022 (106 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). About 60 late notices to go out yet. Raintree on the Park is still not paid, may need to file in small claims to the HOA & serve the president. End of April stated by the president as the date to resolve, \$1,829.00 owed.

6. **Financial Review Acceptance and Payment**

Resolution 2022-04-003: RESOLVED that the Approval of the Financial Review of RVHA for Fiscal Year 2021 by Michigan Community CPA. Management Representation Letter needs to be signed by president and a check for payment of \$800 be sent to Michigan Community CPA.

Moved by: J. Robertson, Seconded by: D. Eisenbacher, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion Passed

7. **Authorization to place liens on homes that are 3 or more years overdue.** \$30 filing fee for each lien, 3863 Nash (owned by Michael Ackermann) is unpaid for 3 years.

Resolution 2021-04-004: RESOLVED that the board approves an expenditure of \$30.00 for lien filing fee with Oakland County for Raintree Village property owners that are 3 or more years behind on their dues payments to the Raintree Village Homeowners Association. The \$30 cost for the lien will be added the overdue property's account.

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

8. **Reimbursement of costs for RVHA supplies**

The RVHA Treasurer has purchased supplies for distributing payment notices to RVHA homeowners. \$1.05 was spent to purchase of one bags of 50 twisty ties from Michaels for use in attaching bags containing follow-up invoices to storm door handles of homes and \$5.29 for purchase of one ream of printer paper from Staples.

Resolution 2022-04-005: RESOLVED that the RVHA Board approve reimbursement of \$6.34 upon presentation of the receipts to the Board of Directors to William Jenuwine for purchase of office supplies for performance of his volunteer duties as treasurer for Raintree Village Homeowners Association.

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

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

Discussion and plan for moving forward. Construction items are currently located on the boundary line. Item further discussed and remained tabled for now.

10. **Postal Mail Report**

Review any postal mail. Sporadic dues checks still coming in, other normal business mailings received.

11. **Voicemail Report**

Review any calls. Resident on Stonetree called to report a neighbor trimming Village Commons trees. Bill investigated and talked to offender, who was apologetic. No specific action to take. Call about trailer code enforcement. **Action:** Add an item to the Raintree website to inform all of City code re: trailer ordinances.

12. **Email Report**

Review any email. Food truck offering... do we want to pursue this, as a thing for the residents? David will reply to the email. Yield sign request for Highland at Oakcrest, David directed sender to city department. Troy media affairs posted wrong map to Raintree, but it has been fixed. Resident asked if there would be a subdivision garage sale, bill answered - yes.

13. **Website Discussion**

Review anything to modify on the website. Weekly updates by Bill for dues collection. Also add the item for the Trailer code enforcement.

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

Review any postings. John posted the RVHA Garage sale on Nextdoor. Facebook page has been deleted.

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
- Tree removal status?
- 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. Craig Chamberlain will provide more detailed info to companies to quote. Decision pending next meeting.

16. New Business

Items not on the agenda. Any RVHA member or guest may speak. 1. Timeline for filing court actions – Craig Chamberlain. Suggest not waiting extended time period over 2-3 years in arrears. Bill Jenuwine to investigate and there should be a resolution for next meeting.

17. Next Meeting

The next regularly scheduled monthly meeting is Monday May 9th, 2022, at 7:00pm. Due to the continued Covid-19 restrictions on meetings at Baker Middle School, the meeting will be online with WebEx.

18. Adjournment: _9:03 PM_____