

Raintree Village Homeowners Association

MINUTES for the May 9, 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** _7:04pm_

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 April 11th, 2022, regular meeting:**

Suggested Resolution:

Resolution 2022-05-001: RESOLVED that the Minutes of the 7:00pm Meeting of April 11th, 2022, be approved as submitted and posted on the RVHA website.

Moved by: David Eisenbacher, Seconded by: Bill Jenuwine, Vote Yeas: 5 Nays: 0 Abstain: 0

4. **Treasurer's Report**

The bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.

Resolution 2022-05-002: RESOLVED that the RVHA Board receive and file the April 2022 financial reports.

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

5. **Annual Assessment Collection Status Update.** Collection efforts have resulted in over 94% paid for 2022 (46 outstanding), 99.4% paid for 2021 (5 outstanding), 99.5% for 2020 (4 outstanding), 99.8% for 2019 (2 outstanding), 99.88% for 2018 (1 outstanding), and 100% for 2017 and older (0 outstanding).

6. **Spring workday at Forest Commons and Village Commons**

The small Buckthorn have greened, but the Garlic Mustard is just now starting to sprout and none that were seen on 9-May-

2022 were flowering yet. Plan workday for late May. Small chipper rental from Home Depot, fuel, and miscellaneous supplies for the day.

Resolution 2022-05-003: RESOLVED that the RVHA board approves up to \$200 for the Spring workday at Village Commons and Forest Commons on the Saturday the 21th of May from 9:00am to 5:00pm. 9:00 to 12:30 at Village Commons and 1:30 to 5:00 at Forest Commons.

Moved by: David Eisenbacher Seconded by: Bill Jenuwine Vote Yeas: 5 Nays: 0 Abstain: 0

7. *Discussed the upcoming Subdivision Garage Sale.*

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

Discussion and plan for moving forward. Construction items are currently located on the boundary line.

9. **Postal Mail Report**

Reviewed postal mail.

10. **Voicemail Report**

Reviewed calls to the voicemail account.

11. **Email Report**

Reviewed email sent to RVHA.

12. **Website Discussion**

Reviewed anything to modify on the website.

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

Reviewed any postings (posted the Garage Sale).

14. **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.

15. New Business

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

16. Next Meeting

The next regularly scheduled monthly meeting is Monday June 13th, 2022, at 7:00pm. Due to the continued Covid-19 restrictions on meetings at Baker Middle School, the meeting will be online with WebEx.

17. Adjournment: 8:08pm