

Raintree Village

Homeowners Association

MINUTES for the September 12, 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~~

~~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** 7:03 _____

2. **Roll Call:** Brian Dodoro X, Carrie Dodoro X, David Eisenbacher X, William Jenuwine X, John Robertson X
Guests: Craig Chamberlain, James McGinty, Jack Gryebet, Randy Gryebet
RVHA needs 4 more directors (total of 9 directors) and more volunteers.

3. **Election of a new board of directors member, James McGinty**

From the RVHA bylaws: “Section 4. Vacancies. Vacancies in the Board of Directors shall be filled by the majority of the remaining directors, any such appointed director to hold office until his successor is elected by the members, who may make such election at the next annual meeting of the members or at any special meeting duly called for that purpose.”

Resolution 2022-09-001: RESOLVED that Raintree Village Homeowners Association nominates for election and elect to the Board of Directors, James McGinty, for 3 years to conclude at the annual meeting in December of 2024.

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

4. **Minutes from the June 13th, 2022, regular meeting:**

Suggested Resolution: RESOLVED that the Minutes of the 7:00pm Meeting of June 13th, 2022, be approved as submitted/modified and posted on the RVHA website.

Resolution 2022-09-002:

Moved by: _____, Seconded by: _____, Vote Yeas: Nays: Abstain: No action taken.

5. **Treasurer’s Report**

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

meeting.

Resolution 2022-09-003: RESOLVED that the RVHA Board of Directors receive and file the June, July, and August 2022 financial reports.

Moved by: David Eisenbacher, Seconded by: John Robertson, Vote Yeas: 6 Nays: 0 Abstain: 0. Motion Passed.

6. **Annual Assessment Collection Status Update**

Collection efforts have resulted in over 99% paid for 2022 (12 outstanding).

7. **Boy Scout Project by Jack Gryebet of Troop 1094**

Jack Gryebet would like to complete a project at Lakeside Commons. Presentation of the project selected.

Resolution 2022-09-004: RESOLVED that Jack Gryebet's preliminary Eagle Scout project proposal for planting 4 Oak trees in Lakeside Commons is approved by RVHA. The president is authorized to sign the beneficiary approval. Costs for the trees and planting will be funded by the Eagle Scout project.

Moved by: David Eisenbacher, Seconded by: Brian Dodoro, Vote Yeas: 6 Nays: 0 Abstain: 0. Motion Passed.

8. **Reimbursement for fence repair materials**

Fence materials were purchased and installed by David Eisenbacher to repair the fence damaged by a tree branch falling from Raintree Village property in Forest Commons. Pictures of the repaired fence were emailed to the Board of Directors. Three items were needed for the repair: Top rail, Rail Sleeve, and Post Eye Top for a total of \$30.04 including tax. Receipt provided as an attachment to the agenda.

Resolution 2022-09-005: RESOLVED that the RVHA Board approve the treasurer to reimburse \$30.04 to David Eisenbacher for fence repair materials.

Moved by: William Jenuwine, Seconded by: James McGinty, Vote Yeas: 6 Nays: 0 Abstain: 0 Motion Passed.

9. **Tree removal behind 1258 Tennyson Dr in Forest Commons**

Three bids have been received for removal of the large tree in Forest Commons that is leaning over the properties at 1258 and 1266 Tennyson Drive. RVHA Board of Directors reviewed the bids and work proposed.

Resolution 2022-09-006: RESOLVED that the RVHA Board approve the treasurer to pay up to \$1895 to Joshua's Tree Service Inc for removal of the large leaning tree and cut as low to the ground as possible behind the property at 1258 Tennyson Drive in Forest Commons following review of the contractor's insurance certificate.

Moved by: David Eisenbacher, Seconded by: William Jenuwine, Vote Yeas: 4 Nays: 1 Abstain: 1 Motion Passed.

10. **Snow Plowing Contract**

See the contract proposed by Charles D. Eddy on behalf of Snow and Landscaping. Prior rate was \$40 per snowfall and \$5 per additional inch of snow.

Resolution 2022-09-007: RESOLVED that the Board authorizes an expenditure of \$45 per sidewalk snow plowing of up to 5 inches plus \$9 per additional inch to C. Eddy for the sidewalk on Sherwood Drive in front of Lakeside Commons per the quote dated 23-August-2022. The President is authorized to sign the proposal from C. Eddy. The Treasurer is authorized to pay the invoices from C. Eddy.

Moved by: David Eisenbacher, Seconded by: Carrie Dodoro, Vote Yeas: 6 Nays: 0 Abstain: 0 Motion Passed.

11. **Reimbursement of annual filing Domestic Nonprofit Corporation Annual Report with the State of Michigan and mailing costs.**

Resolution 2022-09-008: RESOLVED that the Board authorizes reimbursement of \$20.00 to William Jenuwine for the fee for filing the annual State of Michigan Domestic Nonprofit Corporation Annual Report. Receipt will be available for review.

Moved by: James McGinty, Seconded by: John Robertson, Vote Yeas: 6 Nays: 0 Abstain: 0 Motion Passed.

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

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

13. **Postal Mail Report**

Reviewed any postal mail.

14. **Voicemail Report**

Reviewed calls: Concern for a house on Stonetree Drive adjacent to Forest Commons with backyard construction. Message regarding the tree branches that fell in Forest Commons.

15. **Email Report**

Reviewed email: Several title company status requests.

16. **Website Discussion**

Reviewed anything to modify on the website.

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

Reviewed any postings.

18. **Commons Areas**

Lakeside Commons to do list:

- 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 4, 2022.)
- 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.
- Low hanging branches (mark with spray paint) from the trees and a dead pinetree (mark with spray paint).
- Quote next section of bank stabilization.

Village Commons to do list:

- Cut down the fallen branch from the large tree in the west side of the park.
- 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. (Last Garlic Mustard removal on 12-June-2022) Need to contract for Buckthorn spraying in summer 2022– Niswander Environmental 810-225-0539 did the spraying last time, LaPlante has a spraying license.

Abbey Commons to do list:

Forest Commons to do list:

- Finish cutting the large, downed branches in the south end of the park. Cut firewood is available. Will need to rent a chipper for disposal of the smaller branches.
- 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. Chips were placed on half of the path in August 2022.
- Remove buckthorn, garlic mustard, Vinca minor (creeping myrtle) and other invasive and undesirable species – Ongoing project. (Last Garlic Mustard removal on 12-June-2022)

Entrance medians and cul-de-sac islands

- Entrance signs for North Lake Drive and Raintree Drive entrances.

19. **New Business**

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

20. **Next Meeting**

The next regularly scheduled monthly meeting is Monday October 10th, 2022, at 7:00pm. Due to the continued Covid-19 restrictions on meetings at Baker Middle School, the meeting will be online with WebEx.

21. **Adjournment:** _9:10pm_