

# Raintree Village Homeowners Association

MINUTES for the October 10, 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** \_7:07pm\_
2. **Roll Call:** Brian Dodoro \_X\_, Carrie Dodoro \_X\_, David Eisenbacher \_X\_, William Jenuwine \_X\_, James McGinty \_X\_, John Robertson \_X\_, Guests: Craig Chamberlain \_\_\_\_\_  
RVHA needs 3 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the June 13<sup>th</sup>, 2022 and September 12, 2022 regular meetings:**  
**Resolution 2022-10-001:** RESOLVED that the Minutes of the 7:00pm Meeting of June 13th, 2022 and September 12, 2022, be approved as submitted and posted on the RVHA website.  
Moved by: William Jenuwine, Seconded by: John Robertson, Vote Yeas: 6 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 2022-10-002:** RESOLVED that the RVHA Board receive and file the September 2022 financial reports.  
Moved by: David Eisenbacher, Seconded by: John Robertson, Vote Yeas: 6 Nays: 0 Abstain: 0 Motion Passed.
5. **Annual Assessment Collection Status Update**  
Collection efforts have resulted in over 99% paid for 2022 (only 12 outstanding).
6. **Planning for fall cleanup on November 19<sup>th</sup>, 2022**  
There is a large quantity of small branches in Forest Commons that would be good to chip and place onto the diagonal path between the entrances.

Proposed Resolution:

**Resolution 2022-10-003:** RESOLVED that the RVHA Board approves an expenditure of less than \$200 to rent a chipper and gasoline expense for a day of work at the subdivision parks on 19-Nov-2022.

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

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

Discussion and plan for moving forward. Construction items that were located on the boundary line have been moved.

8. **Postal Mail Report**

Reviewed postal mail received.

9. **Voicemail Report**

Reviewed calls received.

10. **Email Report**

Reviewed emails received.

11. **Website Discussion**

Reviewed anything to modify on the website.

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

Review any postings.

13. **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. Brian Dodoro removed the post!~~
- 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 – Niswander Environmental 810-225-0539 did the spraying last time, LaPlantes 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.

**14. New Business**

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

This is Carrie Dodoro and Brian Dodoro's last meeting due to moving out of the subdivision. They resigned their positions as RVHA board members.

**15. Next Meeting**

The next regularly scheduled monthly meeting is Monday November 14<sup>th</sup>, 2022, at 7:00pm. Due to the continued Covid-19 restrictions on meetings at Baker Middle School, the meeting will be online with Teams.

**16. Adjournment: 8:33pm**

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