

Raintree Village Homeowners Association

MINUTES for the November 14, 2022, 7:00pm meeting (online meeting using Teams).

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 7:02pm

2. Roll Call: David Eisenbacher _X_, William Jenuwine _X_, James McGinty _X_, John Robertson _X_,

Guests: Craig Chamberlain

RVHA needs 5 more directors (total of 9 directors) and more volunteers.

3. Minutes from the October 14th, 2022 regular meeting:

Resolution 2022-11-001: RESOLVED that the Minutes of the 7:00pm Meeting of October 14th, 2022, be approved as submitted and posted on the RVHA website.

Moved by: William Jenuwine, Seconded by: James McGinty, 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 2022-11-002: RESOLVED that the RVHA Board receive and file the October 2022 financial report.

Moved by: John Robertson, Seconded by: David Eisenbacher, Vote Yeas: 4 Nays: 0 Abstain: 0. Motion Passed.

5. Review Draft Budget

The board reviewed the proposed budget from the treasurer in preparation for approval of the 2023 budget at the December meeting.

6. **Annual Assessment Collection Status Update**

Collection efforts have resulted in over 99% paid for 2022 (only 9 properties are outstanding).

7. **Continued preparation for fall cleanup on November 19th, 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. Two trees have fallen since the last meeting. These trees will be cut into smaller pieces and small branches will be chipped during cleanup day.

8. **Entrance Signs Update and Discussion**

Craig Chamberlain has received updated quote(s) from the two proposed suppliers and the RVHA Board needs to review.

Tasks to complete for moving forward with new signs:

- A. Detailed print for the two signs.
- B. Contract with the supplier for the sign.
- C. Permit from the City of Troy for installation on the island.

9. **Fence or boundary definition for the east side of Lakeside Commons.**

Construction items that were located on the boundary line have been moved.

10. **Postal Mail Report**

Reviewed postal mail received.

11. **Voicemail Report**

Reviewed calls received.

12. **Email Report**

Reviewed email received.

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:

- **Review the letter that William Jenuwine drafted.** 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. (This will be a planned Boy Scout project for 2023 by Thomas Angell!)
- Repair and maintain the goose fence. An intact goose fence discourages geese from nesting and residing for the season.
- 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 – This branch was cut into firewood and smaller sticks. It is no longer a hazard or eyesore.

- 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, 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.

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 December 12th, 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: 8:58pm

DJE