

Raintree Village

Homeowners Association

MINUTES for the January 9, 2023, 7:00pm meeting (online meeting using Microsoft 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 2023:

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 (Bobcat, tree services, CPA, anybody not incorporated and paid over \$600 in 2022.)

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 14 – Place signs for subdivision garage sale

May 19-20 – Subdivision garage sale, collect signs at end of day on Sat. May 20

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 13 – Draft budget

November 13 – Snow removal contract

November 19 – Fall cleanup/work day at Village Commons and/or Forest Commons

December 11 – annual meeting with election of officers, approval of 2024 budget

1. **Call to Order** 7:12 pm

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 December 12th, 2022 regular meeting:**

Resolution 2023-01-001: RESOLVED that the Minutes of the 7:00pm Meeting of December 12th, 2022, be approved as submitted/modified 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 2023-01-002: RESOLVED that the RVHA Board receive and file the December 2022 financial reports.

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

5. **Annual Assessment Collection Status Update**

Collection efforts have resulted in over 99% paid for 2022 (only 9 of 810 properties). 0% paid for 2023. The new assessment for 2023 goes out later this month.

6. **Entrance Signs Update and Discussion**

Craig Chamberlain has received updated information the RVHA Board reviewed. The Board, after discussion and by consensus agreement, decided to not proceed with the replacement of the subdivision identification signs at two locations: Raintree Dr at Wattles Rd, and North Lake Dr at John R Rd. Factors that the Board considered included:

- A. The cost of removing and replacing the existing signs, after having obtained three quotes from professional sign companies.
- B. Surveyor expenses to prepare a site plan and mark the sign locations, as required by the City of Troy.
- C. The cost of sign construction drawings prepared and sealed by a professional engineer, including calculations for a wind load up to 115 mph, as required by the City of Troy.
- D. The requirement by the City of Troy to execute an agreement with the City to defend, pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees and volunteers and others working on behalf of the City against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers or others working on behalf of the City, by reason of personal injury, including bodily injury or death and/or property damage, relating to the erection, maintenance, location and any other aspects of the identification sign.
- E. Other requirements by the City of Troy relating to general liability insurance, maintaining the sign, and paying for the removal of the sign.

Board members decided to instead repair and repaint the two existing signs in the Spring of 2023, using volunteer efforts and materials approved by Board vote for purchase.

7. **Newsletter for 2023**

The RVHA Board of Directors reviewed the association newsletter for 2023.

Resolution 2023-01-003: RESOLVED that the RVHA Board approves the draft newsletter as prepared.

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

8. **Postal Mail Report**

Reviewed any postal mail. Insurance invoice for 2023 wasn't received but was printed and paid by the Treasurer.

9. **Voicemail Report**

Reviewed any calls.

10. **Email Report**

Reviewed any email. One status report requested for a house going through an ownership transfer.

11. **Website Discussion**

Reviewed anything to modify on the website.

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

Reviewed any postings.

13. **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.
- Tree planting in the open space to replace trees that have died and to provide living soccer goalposts.

Village Commons to do list:

- 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:

Branch broken near the end of the entrance sidewalk.

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

- Power wash and paint signs at North Lake Drive and Raintree Drive in the spring.
- ~~New 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.

15. Next Meeting

The next regularly scheduled monthly meeting is Monday February 13th, 2022, at 7:00pm. Due to the continued Covid-19 restrictions on meetings at Baker Middle School, the meeting will be online with Microsoft Teams. There is an open invitation for all Raintree Village homeowners to attend.

16. Adjournment: 8:09pm

JHM