

Raintree Village

Homeowners Association

MINUTES for the February 13, 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

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 2023/2024 (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 _____

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 January 9th, 2023 regular meeting:

Resolution 2023-02-001: RESOLVED that the Minutes of the 7:00pm Meeting of January 9th, 2023, be approved as submitted/modified and posted on the RVHA website.

Moved by: William Jenuwine, Seconded by: David Eisenbacher, 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 2023-02-002: RESOLVED that the RVHA Board receive and file the January 2023 financial reports.

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

5. Annual Assessment Collection Status Update

Collection efforts have resulted in over 58% paid for 2023.

6. **Auditor's review questions.**

Quick discussion of the questions and answers. (This is an administrative task by the treasurer, but it was improved with some limited board member input.)

7. **Postal Mail Report**

Reviewed any postal mail. Received an update flyer from the Clinton River Watershed Council.

8. **Voicemail Report**

Reviewed any calls.

9. **Email Report**

Reviewed any email.

10. **Website Discussion**

Reviewed anything to modify on the website.

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

Reviewed any postings.

12. **Commons Areas**

Lakeside Commons to do list:

- Review the letter that William Jenuwine drafted (June mailing). 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. (Boy Scout project planned to plant trees by Jack Gryebet for 2023)
- 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:

- 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 2023 – Niswander Environmental 810-225-0539 did the spraying last time, LaPlantes has a spraying license. (**Jim McGinty to call companies**)

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. Will need to rent a chipper for disposal of the smaller branches during spring cleanup.
- 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

- Painting and repair of the entrance signs for North Lake Drive and Raintree Drive is planned for April/May 2023 when the weather is warm.

13. New Business

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

Proposal to contribute Clinton River Watershed Council at the River Steward level for \$100 on the next agenda.

14. Next Meeting

The next regularly scheduled monthly meeting is Monday March 13th, 2023, 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.

15. Adjournment: 8:39pm.