

# Raintree Village Homeowners Association

MINUTES for the May 8, 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)

### 1. Call to Order \_\_\_7:04pm\_\_\_\_\_

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

Guests: \_\_\_\_\_Craig Chamberlain, Mialy Shrady\_\_\_\_\_

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

### 3. Minutes from the April 10<sup>th</sup>, 2023, regular meeting:

**Resolution 2023-05-001:** RESOLVED that the Minutes of the 7:00pm Meeting of April 10<sup>th</sup>, 2023, be approved as modified and posted on the RVHA website.

Moved by: \_\_\_David Eisenbacher\_, Seconded by: \_\_\_James McGinty\_\_\_, Vote Yeas: 4 Nays: 0 Abstain: 0

### 4. Treasurer's Report

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

**Resolution 2023-05-002:** RESOLVED that the RVHA Board receive and file the April 2023 financial reports.

Moved by: \_\_\_David Eisenbacher\_\_\_\_\_, Seconded by: \_\_\_John Robertson\_\_\_\_\_, Vote Yeas: 4 Nays: 0 Abstain: 0

### 5. Annual Assessment Collection Status Update

Collection efforts have resulted in over 95% paid for 2023.

### 6. Authorization for Expenditure for Small Claims Court

**Resolution 2023-05-003:** RESOLVED that the RVHA Board of Directors authorizes court action to be filed in Small Claims Court against a Raintree Village homeowner for past dues payments. This homeowner is over four (4) years delinquent. All court fees and serving fees are authorized to be paid by the Treasurer of RVHA and then charged back to the delinquent homeowner's account, according to the RVHA bylaws. Craig Chamberlain is authorized to assist William Jenuwine and David Eisenbacher in court case.

Moved by: David Eisenbacher\_\_\_\_\_, Seconded by: William Jenuwine\_\_\_\_\_, Vote Yeas: 4 Nays: 0 Abstain: 0\_\_\_\_\_.

### 7. Reimbursement of subdivision project supplies.

**Resolution 2023-05-004:** RESOLVED that the RVHA Board of Directors authorizes the treasurer to reimburse \$173.24 to David Eisenbacher for the purchase of fencing materials for repairing the goose fence around the pond and sanding belts for prepping the entrance signs for painting.

Moved by: William Jenuwine\_\_\_\_\_, Seconded by: James McGinty\_\_\_\_\_, Vote Yeas: 4 Nays: 0 Abstain: 0\_\_\_\_\_.

### 8. Expenditure for painting signs

**Resolution 2023-05-005:** RESOLVED that the RVHA Board of Directors authorizes the treasurer to reimburse up to \$200 to David Eisenbacher for the purchase of primer, paint, brushes, caulk, masking tape, and other supplies for painting the North Lake Drive and Raintree Drive entrance signs following presentation of the receipts to the Treasurer.

Moved by: James McGinty\_\_\_\_\_, Seconded by: John Robertson\_\_\_\_\_, Vote Yeas: 4 Nays: 0 Abstain: 0\_\_\_\_\_.

9. **Postal Mail Report**

Review any postal mail.

10. **Voicemail Report**

Review any calls.

11. **Email Report**

Review any email.

12. **Website Discussion**

Review anything to modify on the website. William Jenuwine to provide backup of passwords for website access.

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

Review any postings.

14. **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 6 — prep/paint subdivision entrance signs

May - Second spring commons cleanup day to chip branches

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

15. **Commons Areas**

**Lakeside Commons to do list:**

- Review the letter that William Jenuwine drafted (June meeting). 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. Goose fence work completed on 29-April-2023 with many holes fixed, one 50' section replaced, and 7 fence posts fixed.
- Fill holes left by the construction equipment parallel to the benches.

- Low hanging branches (mark with spray paint) from the trees and dead pine trees (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 2022– Niswander Environmental 810-225-0539 did the spraying last time, LaPlantes has a spraying license.

**Abbey Commons to do list:**

- Trash Can Replacement due to hole from animal trying to get into the can.

**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 April 29, 2023)

**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.

**16. New Business**

Mialy Shrady (RVHA resident). Parking at corner of Bishop and Millay. The Board needs to reach out to City of Troy and initiate evidence or petition that this is a hazard for city to resolve. (Craig Chamberlain volunteers to petition to city). Need to petition city in format that they require or at least their traffic committee. RVHA Board should probably provide petition to affected residents in the area of Bishop and Millay for signature depending on city requirements.

**17. Next Meeting**

The next regularly scheduled monthly meeting is Monday June 12, 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.

**18. Adjournment: \_\_8:41pm\_\_**