

# Raintree Village

## Homeowners Association

Minutes for the June 12, 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)

- Call to Order:** \_\_\_7:02pm\_\_\_
- 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.
- Minutes from the May 8<sup>th</sup>, 2023, regular meeting:**  
**Resolution 2023-06-001:** RESOLVED that the Minutes of the 7:00pm Meeting of May 8<sup>th</sup>, 2023, be approved as modified and posted on the RVHA website.  
Moved by: \_\_\_ William Jenuwine \_\_\_\_, Seconded by: \_\_\_ John Robertson \_\_\_\_, Vote Yeas: 4 Nays: 0 Abstain: \_\_\_
- Treasurer's Report**  
The bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.  
**Resolution 2023-06-002:** RESOLVED that the RVHA Board receive and file the May 2023 financial reports.  
Moved by: \_\_\_ James McGinty \_\_\_\_, Seconded by: \_\_\_ David Eisenbacher \_\_\_\_, Vote Yeas: 4 Nays: 0 Abstain: \_\_\_
- Annual Assessment Collection Status Update**  
Collection efforts have resulted in over 98% paid for 2023. 791 homes are up to date on payments.
- Front Yard Fence Bylaws Violation at 1515 Oakcrest.**  
**Resolution 2023-06-003:** RESOLVED that the RVHA Board of Directors will draft a letter to inform the property owner at 1515 Oakcrest about the specific RVHA bylaw in violation for having a fence in the front yard.  
Moved by: \_\_\_ William Jenuwine \_\_\_\_, Seconded by: David Eisenbacher, Vote Yeas: 4 Nays: 0 Abstain: \_\_\_.
- Dead Pine Trees in Lakeside Commons**  
**Resolution 2023-06-003:** RESOLVED that the RVHA Board of Directors will get quotes for the removal of approximately eleven (11) dead pine trees in Lakeside Commons and remove low and dead branches from the other trees in the park.  
Moved by: \_\_\_ David Eisenbacher, Seconded by: \_\_\_ James McGinty, Vote Yeas: 3 Nays: 1 Abstain: \_\_\_.
- Postal Mail Report**  
Review any postal mail.
- Voicemail Report**  
Review any calls. Board would like to meet and reject John R homeowner offer to clear RHVA Lakeside Park area and ask that he removes his personal property from RVHA property.
- Email Report**  
Review any email.
- Website Discussion**  
Review anything to modify on the website.

## 12. Social Media (Next Door)

Review any postings.

## 13. 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-II 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

June? - 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

## 14. 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. (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 9 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).
- Picnic tables have been scraped and re-stained
- 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 was on 4-June-2023) Need to contract for Buckthorn spraying in summer 2022– Niswander Environmental 810-225-0539 did the spraying last time, LaPlantes has a spraying license.
- Cut down pine trees behind 3630 Wakefield.

**Abbey Commons to do list:**

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

**Forest Commons to do list:**

- Stonetree entrance area to be cleared of overgrown vegetation
- Cleanup day is June 17..
- 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 was on 4-June-2023)
- Sign re-painting.

**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.~~
- Border for the planters surrounding the signs. This will hopefully keep the posts from being weed wacked.
- I think it would be better to note that the entrance signs have been repaired and repainted, instead of just crossing out the item.

**15. New Business**

Craig Chamberlain plans to attend the Troy Traffic Committee meeting on Wednesday June 21 because there is a Raintree resident attending with a request to the city, regarding “no parking” sign.

**16. Next Meeting**

The next regularly scheduled monthly meeting is Monday, July 10, 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.

**17. Adjournment: \_\_\_9:03pm\_\_\_**