

Raintree Village

Homeowners Association

MINUTES for the July 10, 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:** 7:10

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 June 12, 2023, regular meeting:**

Resolution 2023-07-001: RESOLVED that the Minutes of the 7:00pm Meeting of June 12, 2023, be approved [as modified] and posted on the RVHA website.

Moved by: David Eisenbacher, Seconded by: John Robertson, 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 2023-07-002: RESOLVED that the RVHA Board receive and file the June 2023 financial reports.

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

5. **Annual Assessment Collection Status Update**

Collection efforts have resulted in over 98% paid for 2023. 794 homes are up to date on payments, plus Raintree Village on the Park paid their annual dues.

6. **Front Yard Fence Bylaws Violation on Abbey Drive**

Official Board Letter was reviewed to be sent to homeowner for front yard fence. Email update will be sent for final approval.

7. **Reimbursement of the expenses for the Forest Commons workday on June 17**

The workday went extremely well. There were 8 volunteers working through the day. All the branches that were dragged to the path were chipped and the path through the forest was covered in a thick layer of wood chips.

Resolution 2023-07-003: RESOLVED that the RVHA Board of Directors approves reimbursement of expenses by the treasurer to David Eisenbacher based on the receipts presented for chipper rental from Home Depot (\$128.26), gasoline purchase (\$10), inner tubes for the borrowed wheelbarrow (\$11.43), and chainsaw bar oil and gas additive (\$38.12) for a total of \$187.81.

Moved by: William Jenuwine, Seconded by: John Robertson, Vote Yeas: 4 Nays: 0 Abstain: 0

8. **New web host for the rvha.org website**

Resolution 2023-07-004: RESOLVED that the RVHA Board of Directors authorizes William Jenuwine to enter into a new web hosting contract for three years with DreamHost at a cost of \$142.20. This amount is to be reimbursed to William Jenuwine upon presentation of the receipt. This contract is necessary because the existing website host is going out of business with a 10 day notice.

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

9. **Postal Mail Report**

Review any postal mail.

10. **Email Report**

Review any email.

11. **Voicemail Report**

Review any calls.

12. **Website Discussion**

Review anything to modify on the website.

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

March/April/May - Canadian Goose Fence repairs and nesting

April 15 — IRS Form 1120-H filing deadline

April — Spraying for Buckthorn

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 14 — Place signs for subdivision garage sale

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

June 17 — Second spring commons cleanup day at Forest Commons to chip branches. Flyers to the neighbors on 13-June-2023.

July — Phragmite removal and control

September — Contract review with Jim McCauley

October 1 — State of Michigan Nonprofit Corporation Information Update filing deadline

November 13 — Draft budget

November 13 — Snow removal contract

November 19 — Fall cleanup/workday 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:

- **Tree removal and tree trimming quotes. Still need quotes.**
- 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) **Jack Gryebet wants to meet and review locations for the trees to be planted for his project.**
- 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) **Bottle drive fundraiser was 8-July-2023.**

- 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.
- 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 2024 – 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:

- Cleanup day.
- 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

- Border for the planters surrounding the signs. This will hopefully keep the signposts from being weed wacked and keep grass out of plantings.

16. New Business

Craig Chamberlain – attended Troy Traffic Committee meeting where Raintree resident requested “no parking” sign to be made added to a street in Raintree Village. The committee approved the request.

17. Next Meeting

The next regularly scheduled monthly meeting is Monday, September 11, 2023, at 7:00pm. The meeting will be online with Microsoft Teams. There is an open invitation for all Raintree Village homeowners to attend.

18. Adjournment: __9:10pm__