

# Raintree Village

## Homeowners Association

MINUTES for the September 11, 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:** 7:05pm
2. **Roll Call:** Present: David Eisenbacher, William Jenuwine, John Robertson.  
Not Present: James McGinty.  
Guests: Craig Chamberlain.  
RVHA needs 5 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the July 10<sup>th</sup>, 2023 regular meeting:**  
**Resolution 2023-09-001:** RESOLVED that the Minutes of the 7:00pm Meeting of July 10<sup>th</sup>, 2023, be approved as modified and posted on the RVHA website.  
Moved by: David Eisenbacher, Seconded by: William Jenuwine, Vote Yeas: 3 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 2023-09-002:** RESOLVED that the RVHA Board receive and file the August 2023 financial reports'  
Moved by: John Robertson, Seconded by: David Eisenbacher, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion Passed.
5. **Annual Assessment Collection Status Update**  
Collection efforts have resulted in over 99% paid for 2023. 803 homes are up to date on payments.
6. **Front Yard Fence Bylaws Violation**  
Reviewed the letter for front yard fences within the subdivision.
7. **Reimbursement for Forest Commons entrance cleanup**  
The sidewalk entrance to Forest Commons was overgrown. Receipts for cleanup supplies were emailed to the treasurer and Board of Directors by John Robertson.  
**Resolution 2023-09-003:** RESOLVED that the supplies for cleanup in the amount of \$21.38 be reimbursed by the Treasurer to John Robertson. Receipts have already been presented to the treasurer.  
Moved by: William Jenuwine, Seconded by: David Eisenbacher, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion Passed.
8. **Approval of the two Eagle Scout projects at Lakeside Commons**  
The workdays for both projects went extremely well. The four oak trees were precisely arranged and the grasses on the pond bank provided complete coverage for the entire area near the erosion sox. Both projects need official signoff from the beneficiary.  
**Resolution 2023-09-004:** RESOLVED that the RVHA Board of Directors approves signoff on the projects from the beneficiary, Raintree Village Homeowners Association, for both Jack Gryebet and Thomas Angell and authorizes David Eisenbacher to sign the project completion forms.  
Moved by: William Jenuwine, Seconded by: John Robertson, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion Passed.
9. **Chainsaw Cutting Chains for Cutting of the Fallen Trees and Branches in Village Commons and Forest Commons**  
There was a powerful wind storm on Thursday August 24<sup>th</sup> and several branches and trees fell in Village Commons and Forest

Commons. Cleanup was started but the chainsaw blade needs to be replaced. Two replacement carbide blades will cover the current and future forest cleanup work. The cost is \$61.98 each for a total cost of \$131.40 with sales tax.

**Resolution 2023-09-005:** Resolved that \$131.40 be reimbursed to David Eisenbacher upon presentation of the receipt to the Treasurer for purchase of two carbide chainsaw blades at a cost of \$131.40 for use in the Raintree Village Commons areas to cut trees and branches per the RVHA Bylaws.

Moved by: William Jenuwine, Seconded by: John Robertson, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion Passed.

10. **Snow Removal Contract for 2023-2024**

Renewal of the past snow removal contract for 2023-2024. No change to the contract terms and pricing.

**Resolution 2023-09-006:** RESOLVED that the RVHA Board of Directors authorizes William Jenuwine to sign the contract for Snow Removal on the sidewalk in front of Lakeside Commons during the winter of 2023-2024 and pay the invoices per the terms of the agreement.

Moved by: David Eisenbacher, Seconded by: William Jenuwine, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion Passed.

11. **Authorization to pay and file State of Michigan Nonprofit Corporation Information Update**

The Treasurer usually files the Michigan Nonprofit Corporation Paperwork each year.

**Resolution 2023-09-007:** RESOLVED that the Board authorizes reimbursement of \$20.00 to William Jenuwine for the fee for filing the annual State of Michigan Domestic Nonprofit Corporation Annual Report. Receipt will be available for review.

Moved by: David Eisenbacher, Seconded by: John Robertson, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion Passed.

12. **Tree Removal Quotes for Lakeside Commons**

One quote has been received for trimming and removing trees at Lakeside Commons. Getting additional quotes.

13. **Postal Mail Report**

Reviewed any postal mail.

14. **Email Report**

Reviewed any email.

15. **Voicemail Report**

Reviewed any calls.

16. **Website Discussion**

Reviewed anything to modify on the website.

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

Reviewed any postings.

18. **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

April — Spraying for Buckthorn

Late April / May — Spring commons area cleanup/work day (pull Garlic Mustard and Buckthorn, chip dead wood)

March/April/May — Canadian Goose fence repairs and nest searching

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 — Phragmites patrol at the pond (none found in 2023)

Sept — 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/work day at Village Commons and/or Forest Commons  
December 11 – annual meeting with election of officers, approval of 2024 budget

## 19. Commons Areas

### Lakeside Commons to do list:

- Tree removal and tree trimming quotes. Need to get additional 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.
- Observe for phragmites (invasive plant species). (Last removal was September 4, 2022 and there is no longer any evidence of growth.)
- Review tree health (Arborist) and consider planting new trees. (Boy Scout project planned to plant trees by Jack Gryebet for 2023) **Project completed on 3-September-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) **Project completed on 2-September-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:

- Many downed branches and one or two trees from the storm at the end of August 2023.
- 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 (Rubbermaid Commercial) due to hole from animal trying to get into the can. (John Robertson to research.)
- Sign re-painting.

### Forest Commons to do list:

- Many downed branches from the storm at the end of August 2023.
- 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)
- Stonetree entrance 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.

20. **New Business**

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

21. **Next Meeting**

The next regularly scheduled monthly meeting is Monday October 9<sup>th</sup>, 2023, at 7:00pm. There is an open invitation for all Raintree Village homeowners to attend. The meeting will be online with Microsoft Teams. Arrangements can be made for people without a computer or internet access.

22. **Adjournment:** 8:32pm

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