

Raintree Village

Homeowners Association

MINUTES for the October 9, 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:** David Eisenbacher 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 September 11th, 2023, regular meeting:**

Resolution 2023-10-001: RESOLVED that the Minutes of the 7:00pm Meeting of September 11th, 2023, be approved as modified and posted on the RVHA website.

Moved by: John Robertson Seconded by: David Eisenbacher Vote Yeas: 3 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 2023-10-002: RESOLVED that the RVHA Board receive and file the September 2023 financial reports:

Moved by: David Eisenbacher Seconded by: John Robertson Vote Yeas: 3 Nays: 0 Abstain: 0

5. **Annual Assessment Collection Status Update**

Collection efforts have resulted in over 99% paid for 2023. 804 homes are up to date on payments, 3 properties owe \$1, 3 properties owe more than \$1.

6. **Tree Removal Contract Approval**

Resolution 2023-10-003: RESOLVED that the contract to remove and trim trees and branches at Lakeside Commons is awarded to JCS Tree Services for a total cost of \$4,200. JCS was the lowest bidder of the 4 companies quoted.

Moved by: David Eisenbacher Seconded by: James McGinty Vote Yeas: 3 Nays: 0 Abstain: 0

7. **Investment of bank funds into a CD**

The RVHA checking account funds that are currently not earning interest should be moved into an interest bearing certificate of deposit account until the next large Raintree Village commons area maintenance project can be completed.

Resolution 2023-10-004: RESOLVED that the treasurer is authorized to invest by the end of October \$50,000 of RVHA funds into a certificate of deposit for a period of 7 months at the same bank as the checking account, Huntington Bank.

Moved by: John Robertson Seconded by: David Eisenbacher Vote Yeas: 3 Nays: 0 Abstain: 0

8. **Postal Mail Report**

Review any postal mail.

9. **Email Report**

Review any email.

10. **Voicemail Report**

Review any calls.

11. Website Discussion

Review anything to modify on the website.

12. Social Media (Next Door)

Review any postings. Damage to trees at Lakeside Commons post from Joh Robertson. Police pronounced it was vandalism, but photographs may have proved it to be deer were culprits.

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-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

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

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.)
- 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:

- Several downed branches and a large downed tree need to be cut into firewood and chipable branches.
- 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:

- 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 sign posts from being weed wacked and keep grass out of plantings.

15. New Business

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

16. Next Meeting

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

17. Adjournment: 8:29pm