

Raintree Village

Homeowners Association

MINUTES for the November 13, 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:** Present: David Eisenbacher, John Robertson, William Jenuwine. Absent: James McGinty
Guests: Craig Chamberlain,
RVHA needs 5 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the October 9th, 2023 regular meeting:**
Resolution 2023-11-001: RESOLVED that the Minutes of the 7:00pm Meeting of October 9th, 2023, be approved as submitted and posted on the RVHA website.
Moved by: John Robertson, 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 2023-11-002: RESOLVED that the RVHA Board received copies of and filed the October 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 99.5% paid for 2023. 806 homes are up to date on payments, 3 properties owe \$1, 1 property owes more than \$1.
6. **Draft Budget Review**
The draft budget was reviewed in anticipation of approving a 2024 budget at the next meeting.
7. **Paper Bags Reimbursement**
Reimbursement of \$9.54 to John Robertson for paper bags used for cleanup of branches and leaves in the commons areas.
Resolution 2023-11-003: RESOLVED that \$9.54 be reimbursed to John Roberson for paper bags. Copies of the receipts have already been emailed.
Moved by: David Eisenbacher, Seconded by: William Jenuwine, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion Passed.
8. **Lakeside Commons Project Reimbursement**
Reimbursement of \$34.45 to Craig Chamberlain for spray paint and brushes used for Lakeside Commons work.
Resolution 2023-11-004: RESOLVED that \$34.45 be reimbursed to Craig Chamberlain for spray paint and brushes. Copies of the receipts have already been emailed.
Moved by: William Jenuwine, Seconded by: David Eisenbacher, Vote Yeas: 3 Nays: 0 Abstain: 0. Motion Passed.
9. **New RVHA Check Reimbursement**
Reimbursement of \$32.66 to David Eisenbacher for new RVHA checks that have the new bank name, routing, and account. These checks were purchased from Costco at a substantial discount compared to the bank purchase price.
Resolution 2023-11-005: RESOLVED that \$32.66 be reimbursed to David Eisenbacher for checks. Copies of the receipt has already been emailed to the treasurer.

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

10. **Village Commons Cleanup Work Day November 18, 2023**

There is a substantial buildup of fallen branches in Village Commons. The goal for the workday will be to chip the branches and place the chips on the path. Large branches will be cut into firewood sized pieces. The portable chipper rental from the Troy Home Depot worked very well for the same project in Forest Commons in the Spring of 2023. One day cost for the chipper rental is \$106 + tax, gasoline will be approximately \$20, and snacks and drinks for the volunteers.

Proposed Resolution: RESOLVED that the treasurer is authorized to reimburse up to \$175 for the Village Commons work day following submission of the receipts.

Resolution 2023-11-006: RESOLVED that the treasurer is authorized to reimburse up to \$175 for the Village Commons work day supplies and equipment rental following submission of the receipts.

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

11. **Postal Mail Report**

Reviewed postal mail received.

12. **Email Report**

Reviewed email received.

13. **Voicemail Report**

Reviewed calls received.

14. **Website Discussion**

Reviewed anything to modify on the website.

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

Reviewed any RVHA relevant postings.

16. **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 18 – Fall cleanup/work day at Village Commons and/or Forest Commons

December 11 – annual meeting with election of officers, approval of 2024 budget

17. **Commons Areas**

Lakeside Commons to do list:

- Empty trash can.

- Replant three or four trees from the Boy Scout project.
- 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. No further growth during 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.
- Remove Buckthorn around the pond for a second time.
- Move the flashing light to the middle of the pond.
- Cut Buckthorn & poison ivy in the south-east corner.

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 signposts from being weed wacked and keep grass out of plantings.

18. New Business

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

19. Next Meeting

The next regularly scheduled monthly meeting is Monday December 11th, 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.

20. Adjournment: 8:38pm.

DJE