

Raintree Village Homeowners Association

MINUTES for the May 13, 2024, 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 ___ pm ET

2. **Roll Call:** Present: Craig Chamberlain X, David Eisenbacher X, William Jenuwine X, James McGinty X, John Robertson X, Guests: _____ none _____
RVHA needs 4 more directors (total of 9 directors) and more volunteers.

3. **Minutes from the April 8th, 2024, regular meeting:**

Resolution 2024-05-001: RESOLVED that the Minutes of the 7:00pm Meeting of April 8th, 2024, be approved as ~~modified~~ and posted on the RVHA website.

Moved by: David Eisenbacher, Seconded by: William Jenuwine, Vote Yeas: 5 Nays: 0
Abstain: 0.

Motion passes

4. **Treasurer's Report**

The bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.

Resolution 2024-05-002: RESOLVED that the RVHA Board received copies of and files the April 2024 financial reports.

Moved by: David Eisenbacher, Seconded by: Craig Chamberlain, Vote Yeas: 5 Nays: 0
Abstain: 0.

Motion passes

5. **Annual Assessment Collection Status Update**

Update for 2024 dues collection progress. 774 paid out of 810 homes.

6. **Forest Commons Spring Cleanup Project Reimbursement**

Reimbursement of \$162.33 to David Eisenbacher for chipper rental (\$128.26) and gasoline (\$34.07) used for Forest Commons spring cleanup work. The project went well with all brush dragged to the area near the diagonal path being chipped and placed onto the path.

Resolution 2024-05-003: RESOLVED that \$162.33 be reimbursed to David Eisenbacher for chipper rental and gasoline.

Copies of the receipts have already been emailed.

Moved by: William Jenuwine, Seconded by: John Robertson, Vote Yeas: 5 Nays: 0
Abstain: 0.

Motion passes

7. **Review of the RVHA Investment**

Discuss and review the options for re-investment of RVHA savings.

Fifth Third Bank <https://openonline.53.com/product/rates/cd?zipcode=48083>

6 months, interest rate 4.50%, APY 4.60%

12 months, interest rate 4.31%, APY 4.40%

24 months, interest rate 3.92%, APY 4.00%

Genisys CU <https://www.genisyscu.org/rates>

7 months, dividend rate **5.15%**, APY 5.25%

13 months, dividend rate 4.90%, APY 4.98%

Huntington National Bank <https://www.huntington.com/Personal/savings-cds-overview/certificates-of-deposit>

7 months, interest rate 5.00%, APY 5.13%

11 months, interest rate 4.75%, APY 4.86%

Resolution 2024-05-004: RESOLVED that RVHA approves redeposit of the Certificate of Deposit for a 7 month duration at Huntington National Bank when the current Certificate of Deposit matures at the end of May 2024 with a total deposit of \$60,000.

Moved by: David Eisenbacher, Seconded by: John Robertson, Vote Yeas: 5 Nays: 0
Abstain: 0.

Motion passes

8. Re-filing of the Bylaws for Review

The Michigan Legislature has passed an amendment to Public Act 200 in 2019.

(legislature.mi.gov/documents/2017-2018/publicact/htm/2018-PA-0572.htm) There were two subsequent amendment adjusting the implementation timing (legislature.mi.gov/documents/2019-2020/billengrossed/House/htm/2020-HEBH-5611.htm and [2024-PA-0020.pdf \(mi.gov\)](https://legislature.mi.gov/documents/2024-PA-0020.pdf)). The timing for making notices ends on 29-September-2025.

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 2024:

January—newsletter printing and assembly

January—annual newsletter and assessment mailing

January—submit financial records to CPA for review

January 31—USPS PO Box 99033 renewal payment due

January 31—IRS Forms 1096 and 1099-MISC filing deadline

Feb 5—website domain and hosting renewal payment due

March & April—Pre-projects in parks to get ready for start of mowing and April 27 chipping project in Forest Commons

April 15—IRS Form 1120-H filing deadline

April 27—Spring Forest Commons area cleanup/work day (pull Garlic Mustard and Buckthorn, chip dead wood)

March/April/May – Canadian Goose fence repairs and nest searching (distribute flyers to lakeside homes)

May 12 – Place signs for subdivision garage sale

May 17-18 – Subdivision garage sale, collect signs at end of day on Sat. May 18

Late May – Arborist tour and walk of the forests to inspect for tree health, invasive species, general upkeep of the two forests, Lakeside trees, and Abbey trees.

July – Phragmites patrol at the pond

Sept – Contract renew with Jim McCauley

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

November 11 – Draft budget
November 11 – Snow removal contract
November 16 – Fall cleanup/work day at Village Commons and/or Forest Commons
December 9 – annual meeting with election of officers, approval of 2024 budget

15. 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. (After additional pond bank restoration is completed.)
- Watch for phragmites (invasive plant species) growth. They were established at the southeastern corner of the pond but were removed. (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. Cleanpond.com contact for a consultation at Lakeside Commons.
- Removing buckthorn around the pond for a second time.
- Move the flashing light to the middle of the pond.
- Plant trees to replace the 4 dead ones.
- Stump grinding???

Village Commons to do list:

- Decide on action regarding encroachments by homeowners around the park. Document intrusions & send letters.
- Remove buckthorn, garlic mustard, Vinca minor (creeping myrtle) and other invasive and undesirable species – Ongoing project. (Last Garlic Mustard removal was on 12 May 2024)- (2,000-3,000 small Buckthorn were pulled in November 2023.) ~~Buckthorn spraying contacts: Niswander Environmental 810-225-0539 (past spraying), LaPlantes~~
- Cut down pine trees and Buckthorn behind 3630 Wakefield.

Abbey Commons to do list:

- Abby Commons entrance 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.
- Path covered with wood chips again in April 2024. ~~Form a plan to re-cover the diagonal path with wood chips. Chips were placed on half of the path in August 2022. Entire path covered with chips in May 2023.~~
- 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)
- Forest Commons Stonetree Dr entrance sign re-painting.
- Stump removal?
- ~~Cut downed branches (again, another ice storm).~~

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

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

17. **Next Meeting**

The next regularly scheduled monthly meeting is Monday June 10th, 2024, at 7:00pm. There is an open invitation for all Raintree Village homeowners to attend. The meeting will be online with Microsoft Teams. Arrangements will be made for people without a computer or internet access.

18. **Adjournment:** __8:12__pm ET