

# Raintree Village Homeowners Association

MINUTES for the July 8, 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:** \_\_7:05\_\_pm

2. **Roll Call:** Present: Craig Chamberlain X, David Eisenbacher X, William Jenuwine X, James McGinty X, John Robertson X, Guests: \_\_\_\_\_  
RVHA needs 4 more directors (total of 9 directors) and more volunteers.

3. **Minutes from the June 10<sup>th</sup>, 2024, regular meeting:**

**Resolution 2024-07-001:** RESOLVED that the Minutes of the 7:00pm Meeting of June 10<sup>th</sup>, 2024, be approved as modified and posted on the RVHA website.

Moved by: \_\_ William Jenuwine \_\_, Seconded by: \_\_ James McGinty \_\_\_\_, Vote Yeas: 4 Nays: 0 Abstain: 1 .

**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 2024-07-002:** RESOLVED that the RVHA Board received copies of and files the June 2024 financial reports.:

Moved by: \_\_ James McGinty \_\_, Seconded by: \_\_ David Eisenbacher \_\_\_\_, Vote Yeas: 5 Nays: 0 Abstain: 0 .

**Motion passes**

5. **Annual Assessment Collection Status Update**

Update for 2024 dues collection progress. 793 paid of 810 homes. 98 % paid.

6. **Authorize Postage Stamps Purchase**

**Resolution 2024-07-003:** RESOLVED that RVHA authorizes an expenditure of \$73.00 for the purchase of 100 FOREVER stamps for the mailing of RVHA business.

Moved by: \_\_ James McGinty \_\_, Seconded by: \_\_ John Robertson \_\_\_\_, Vote Yeas: 5 Nays: 0 Abstain: 0 .

**Motion passes**

7. **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](https://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](https://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.

Proposed Resolution: RESOLVED that \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

**Resolution 2024-6-004:**

Moved by: \_\_\_\_\_, Seconded by: \_\_\_\_\_, Vote Yeas: \_\_\_ Nays: \_\_\_ Abstain: \_\_\_.

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.

13. **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

14. **Commons Areas**

**Lakeside Commons to do list:**

- **Two drains and a small ditch were added to the property closest to John R Road. This is an unlawful dumping of rainwater onto an adjacent property. RVHA Board of Directors to draft a letter and send it to the four homeowners. Two houses are trespassing with pipes on RVHA property. Shrubs were cut on RVHA property. Possible review of the letter by an attorney before sending.**
- 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.
- 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.
- Quote next section of bank stabilization. Cleanpond.com contact for a consultation at Lakeside Commons.
- 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.)
- Fill holes left by the construction equipment parallel to the benches.
- 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.)
- 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. Also chip the piles of branches.
- Decide on action regarding encroachments by homeowners around the park. Document intrusions & send letters.
- Cover the diagonal path with wood chips. Path was last covered in April 2024.
- 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?
- Tree trimming for the leaning tree behind 3689 Sandburg Drive.

**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.

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 August 12<sup>th</sup>, 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.

17. **Adjournment:** \_8:18pm\_