

Raintree Village

Homeowners Association

MINUTES for the September 9, 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:** 7:01pm
2. **Roll Call:** Present: Craig Chamberlain _X_, David Eisenbacher _X_, William Jenuwine _X_, James McGinty _X_, John Robertson _X_, Guests: Jim McCauley, Jeff McCauley_____
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Review of the mowing contract for 2025-2027:**
Jim McCauley and Jeff McCauley joined the meeting to answer any questions and to discuss the mowing and grounds contract for 2025 through 2027.
4. **Minutes from the August 12th, 2024 regular meeting:**
Resolution 2024-09-001: RESOLVED that the Minutes of the 7:00pm Meeting of August 12th, 2024, be approved as modified for authorizing purchase of stamps instead of reimbursing for stamps, and posted on the RVHA website.
Moved by: Craig Chamberlain, Seconded by: William Jenuwine, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion passed.
5. **Treasurer's Report**
The bank statements, reconciliation reports, and profit and loss reports were distributed to board members prior to the meeting.
Resolution 2024-09-002: RESOLVED that the RVHA Board received copies of and files the August 2024 financial reports.
Moved by: David Eisenbacher, Seconded by: Jim McGinty, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion passed.
6. **Annual Assessment Collection Status Update**
Update for 2024 dues collection progress. 801 paid of 810 homes. 99% paid.
7. **Reimburse Michigan Corporation 2024 Annual Report to Michigan Licensing and Regulatory Affairs**
Reimbursement of \$20 for William Jenuwine because he used a personal credit card to pay the Michigan annual Corporation charge. The receipt from the State of Michigan has been received by Raintree Village.
Resolution 2024-09-003: RESOLVED that \$20 be reimbursed to William Jenuwine for the Michigan Corporation annual report fee.
Moved by: David Eisenbacher, Seconded by: Craig Chamberlain, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion Passed.
8. **Authorize Tree Removal**
Several trees need to be removed due to damage, decline, and death.
Resolution 2024-09-004: RESOLVED that RVHA authorizes an expenditure of \$650.00 for removal of the Forest Commons tree behind 3689 Sandburg, \$525 for the bent tree behind 1266 Tennyson near the walkway entrance to Forest Commons, \$525.00 for removal of three dead pine trees behind 3630 Wakefield in Village Commons, for a total of \$1700 to Alans Tree Service.
Moved by: David Eisenbacher, Seconded by: William Jenuwine, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion Passed.
9. **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/hm/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.

Proposed Resolution: RESOLVED that _____

_____.

Resolution 2024-8-005:

Moved by: _____, Seconded by: _____, Vote Yeas: ___ Nays: ___ Abstain: ___.

10. Postal Mail Report

Reviewed any postal mail.

11. Email Report

Reviewed any email.

12. Voicemail Report

Reviewed any calls.

13. Website Discussion

Reviewed anything to modify on the website.

We need to add a policy section for solar panels, clotheslines, and other energy saving items per a new state law:

legislature.mi.gov/documents/2023-2024/publicact/htm/2024-PA-0068.htm

14. Social Media (Next Door)

Reviewed any postings.

15. 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/September—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

16. 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 will draft a letter and send it to the four homeowners. Two houses are trespassing with pipes on RVHA property. One house cut a small ditch on RVHA property. Shrubs were cut on RVHA property.

- 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 or 2024.)
- 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.
- 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.)

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.
- Plant a new tree in the spring where the “Charlie Brown” leaning tree was located.
- 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?

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.

17. New Business

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

18. Authorization to place lien on home at 1735 Crestline.

This home had a reverse mortgage and the house is in limbo until the reverse mortgage is closed.

Resolution 2021-04-003: RESOLVED that the board approves an expenditure of up to \$50.00 for a lien filing fee with Oakland County for a Raintree Village property owner that is delinquent on the annual assessments to the Raintree Village Homeowners Association. The cost for the lien will be added to the overdue property's account.

Moved by: Craig Chamberlain Seconded by: William Jenuwine Vote: Yeas: 4 Nays: 0 Abstain: 0. Motion passed.

19. Next Meeting

The next regularly scheduled monthly meeting is Monday October 14th, 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.

20. **Adjournment:** 8:41 pm