

Raintree Village

Homeowners Association

MINUTES for the October 14, 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

2. **Roll Call:** Present: Craig Chamberlain X, David Eisenbacher X, William Jenuwine X, James McGinty A, John Robertson X, Guests: Radha Akkor of 1697 Lakewood
RVHA needs 4 more directors (total of 9 directors) and more volunteers.

3. **Minutes from the September 9th, 2024 regular meeting:**

Resolution 2024-10-001: RESOLVED that the Minutes of the 7:00pm Meeting of September 9th, 2024, be approved as submitted and be posted on the RVHA website.

Moved by: William Jenuwine, Seconded by: John Robertson

Vote Yeas: 4 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 2024-10-002: RESOLVED that the RVHA Board received copies of and files the September 2024 financial reports.

Moved by: John Robertson, Seconded by: Craig Chamberlain,

Vote Yeas: 4 Nays: 0 Abstain: 0.

Motion passes

5. **Annual Assessment Collection Status Update**

Update for 2024 dues collection progress. 802 paid of 810 homes. 99% paid.

6. **Reimburse Poison Ivy removal spray**

Reimbursement of \$33.37 to William Jenuwine for poison ivy killer spray. The receipt from Lowes has been received by Raintree Village Board of Directors. The spray was successfully used on Forest Commons to eliminate Poison Ivy.

Suggested Resolution: RESOLVED that \$33.37 be reimbursed to William Jenuwine for Poison Ivy killer spray.

Resolution 2024-10-003:

Moved by: Craig Chamberlain, Seconded by: David Eisenbacher,

Vote Yeas: 4 Nays: 0 Abstain: 0.

Motion passes

7. **Review of the mowing contract for 2025-2027:**

Review and discuss the mowing and grounds contract for 2025 through 2027.

Resolution 2024-10-004: RESOLVED that RVHA authorizes the RVHA President to sign the contract extension with Bobcat Lawn Maintenance for calendar years 2025 through 2027.

Moved by: David Eisenbacher, Seconded by: William Jenuwine,

Vote Yeas: 4 Nays: 0 Abstain: 0.

Motion passes

8. **Snow Removal Contract**

Renewal of the past snow removal contract for 2023-2024 with C. Eddy Inc. No change to the contract terms and pricing.

Resolution 2024-10-005: RESOLVED that the RVHA Board of Directors authorizes William Jenuwine to sign the contract with C. Eddy Inc, for Snow Removal on the sidewalk in front of Lakeside Commons during the winter of 2024-2025 and pay the invoices per the terms of the agreement.

Moved by: William Jenuwine, Seconded by: John Robertson,

Vote Yeas: 4 Nays: 0 Abstain: 0.

Motion passes

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/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(mi.gov))). The timing for making notices ends on 29-September-2025.

Proposed Resolution: RESOLVED that _____

Resolution 2024-10-006:

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

10. **Federal Requirement to disclose the Corporate Board Members (CTA)**

Complete paperwork to comply with a new Federal Statute for disclosure of the identification of each board member, online filing with FinCEN due by 31-DEC-2024.

11. **Postal Mail Report**

Reviewed any postal mail.

12. **Email Report**

Reviewed any email.

13. **Voicemail Report**

Reviewed any calls.

14. **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

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

Reviewed any postings.

16. **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

October 26 Remove the Illegal drains at Lakeside Commons (Nov 2 rain day)

November - Contact CPA for engagement for financial statements and review report for 2024

November - Request bid for printing and mailing of 2025 invoices, newsletter, budget to homeowners.

November 11 – Draft budget

November 11—Snow removal contract

November 16 – Fall cleanup/work day at Village Commons and/or Forest Commons

December - Check on insurance costs for 2025

December 9 – annual meeting with election of officers, approval of 2024 budget

17. 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 drafted and sent 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.
- ~~Request for a pathway through Lakeside Commons~~ (idea rejected)
- 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.
- 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 ~~dead 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.

18. New Business

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

Thanks to Craig Chamberlain for his efforts to remove fallen branches at Abbey Commons entrance.

19. Next Meeting

The next regularly scheduled monthly meeting is Monday November 11th, 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: 8:54pm