

Raintree Village

Homeowners Association

MINUTES for the February 10, 2025, 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:** 7:03pm
2. **Roll Call:** Present: Craig Chamberlain, David Eisenbacher, William Jenuwine, James McGinty, John Robertson , Guests: none
RVHA needs 4 more directors (total of 9 directors) and more volunteers.
3. **Minutes from the January 13, 2025 regular meeting:**
Resolution 2025-02-001: RESOLVED that the Minutes of the 7:00pm Meeting of January 13th, 2025, be approved as submitted and posted on the RVHA website.
Moved by: David Eisenbacher, Seconded by: James McGinty, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion passed.
4. **Correct the minutes from November 11, 2024:**
Resolution 2025-02-002: RESOLVED that the Minutes of the 7:00pm Meeting of November 11th, 2024, be modified to correct: (1) Adjournment time set to 8:36PM, (2) Item 3: APPROVAL of the 14-OCT-2024 minutes, change the minutes from "Moved by David Eisenbacher, seconded by William Jenuwine" to "moved by John Robertson and seconded by David Eisenbacher." and the updated minutes posted on the RVHA website.
Moved by: William Jenuwine, Seconded by: John Robertson, 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 2025-02-003: RESOLVED that the RVHA Board received copies of and files the January 2025 financial reports.
Moved by: John Robertson, Seconded by: David Eisenbacher, Vote Yeas: 5 Nays: 0 Abstain: 0. Motion passed.
6. **Annual Assessment Collection Status Update**
Update for 2025 dues collection progress. 291 paid of 810 homes. 36% paid. The due date is March 1, 2025.
7. **Reimbursement of postal charge for mailing IRS forms**
Resolution 2025-02-004: RESOLVED that the RVHA board reimburse \$1.50 to William Jenuwine for mailing of the 2024 1099-NEC and 1096 forms to the IRS.
Moved by: Craig Chamberlain Seconded by: David Eisenbacher Vote Yeas: 5 Nays: 0 Abstain: 0. Motion passed.
8. **Renewal of lawn care contract**
Resolution 2025-02-005: RESOLVED that the RVHA board authorizes a payment of \$2,005.20 to LaPlante's for 2025 fertilizer, weed control, and insecticide as specified on the invoice.
Moved by: William Jenuwine Seconded by: James McGinty Vote Yeas: 5 Nays: 0 Abstain: 0. Motion passed.
9. **Response to inquiries from CPA**
The board discussed the treasurer's responses to the inquiries from the CPA preparing the 2024 Financial Statements and Review.

10. **CTA compliance actions.**

Paperwork to comply with a recently declared unconstitutional Federal Statute for disclosure of the identification of each Community Association board member. Actions on hold pending litigation and the new Federal Government Administration.

11. **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. Delay actions until necessary.

Proposed Resolution: RESOLVED that _____

Resolution 2025-01-00X:

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

12. **Postal Mail Report**

Review any postal mail.

13. **Email Report**

Review any email.

14. **Voicemail Report**

Review any calls.

15. **Website Discussion**

Review anything to modify on the website.

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

Review any postings.

17. **Important Dates in 2025:**

~~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 26 chipping project in Forest Commons

April 15 – IRS Form 1120-H filing deadline

April 26 – 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 11 – Place signs for subdivision garage sale

May 16-17 – Subdivision garage sale, collect signs at end of day on Sat. May 18

Summer – 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 review with Bobcat Lawn Service

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

November 10 – Draft budget

November 10 – Snow removal contract

November 15 or 22 – Fall cleanup/work day at Village Commons and/or Forest Commons

December 8 – annual meeting with election of officers, approval of 2025 budget, newsletter preparation

18. **Commons Areas**

Lakeside Commons to do list:

- Graffiti from a fat marker on benches and trash can.

- 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 to the homeowners. Two houses are trespassing with pipes installed 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.

Village Commons to do list:

- There is a dead pine tree in Village Commons near north-west corner that needs to be cut down.
- There is an almost dead pine tree at entrance to Village Commons.
- 2 Mulberry trees leaning over the shed behind 1373 Stonetree should be removed.
- 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) (Buckthorn removal continued on 10-Nov-2024 and 16-Nov-2024).

Abbey Commons to do list:

- Abbey Commons entrance sign re-painting.

Forest Commons to do list:

- The Copper Beech tree in the south-east corner has 3 big dead branches. Trim to continue health of the tree.
- The Elm tree behind 3701 Sandburg needs to be trimmed in the winter.
- 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.
- Cleanup overgrowth on the Stonetree Drive entrance.

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

19. New Business

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

20. Next Meeting

The next regularly scheduled monthly meeting is Monday March 10th, 2025, 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.

21. **Adjournment:** 8:13pm