

Raintree Village

Homeowners Association

Minutes of the September 14, 2020 7:00pm meeting (online meeting on WebEx).

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)

Important Dates in 2020

October or November – Fall cleanup (cancel due to Covid-19?)

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

December 14 – annual meeting with election of officers

1. **Call to Order** 7:02

2. **Roll Call:** Brian Dodoro here, Carrie Dodoro here, David Eisenbacher here, William Jenuwine here, John Robertson here. RVHA needs 5 more directors (total of 9 directors) and more volunteers.

3. **Minutes from the June 22, 2020 special meeting and June 8, 2020 regular meeting:**

Suggested Resolution: RESOLVED that the Minutes of the 7:00pm Meeting of June 22nd and June 8th, 2020 be approved as submitted/modified and posted on the RVHA website.

Resolution 2020-09-001

Moved by: David Eisenbacher Seconded by: John Robertson Vote Yeas: all Nays: 0

4. **Treasurer's Report**

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

Suggested Resolution: RESOLVED that the Board receive and file the June, July and August 2020 financial reports.

Resolution 2020-09-002

Moved by: David Eisenbacher Seconded by: Carrie Dodoro Vote Yeas: all Nays: 0

5. **Write Off Uncollectible Debt**

Suggested Resolution: RESOLVED that RVHA write off \$23.09 of the 2019 assessment (1/1/2019 through 10/28/2019) as uncollectible bad debt for 3853 Mark Dr due to mortgage foreclosure on 10/28/2019 as recorded in the Oakland County

Register of Deeds in accordance with the RVHA Declaration of Covenants, Conditions and Restrictions, Article IV "Covenant for Maintenance Assessments", Section 9 "Subordination of the Lien to Mortgages".

Resolution 2020-09-003

Moved by: David Eisenbacher Seconded by: John Robertson Vote Yeas: All Nays: 0

6. **Posting of the general rules and regulations by RVHA for use of the commons areas.**

Review the scanned copy of the General Regulations for Abbey, Forest, Village, and Lakeside Commons with approval to post this document onto the RVHA website. Modifications to these historical regulations will be considered at a future meeting.

Suggested Resolution: Resolved, the RVHA Board approves the posting of the General Regulations for Abbey, Forest, Village, and Lakeside Commons as scanned from the RVHA archives onto the RVHA.org website.

Resolution 2020-09-004

Moved by: John Robertson Seconded by: Brian Dodoro Vote Yeas: allNays: 0Abstain: 0

7. **Reimbursement of annual filing with the State of Michigan and mailing costs.**

Suggested Resolution: RESOLVED that the Board authorizes reimbursement of \$20.00 to William Jenuwine for the fee for filing the annual State of Michigan Domestic Nonprofit Corporation Annual Report and \$4.10 for mailing to an RVHA

homeowner. Receipts have been distributed with the agenda.

Resolution 2020-09-005

Moved by: David Eisenbacher Seconded by: Brian Dodoro Vote Yeas: all Nays: 0 Abstain: 0

8. Postal Mail Report

Review any postal mail.

9. Voicemail Report

Review any calls.

10. Email Report

Review any email.

11. Website Discussion

Review anything to modify on the website.

12. Social Media

Review any postings.

13. Commons Areas

Lakeside Commons to do list:

- Restoring the soil and turf that was damaged by the contractor that performed pond bank restoration on the west end. Jim McCauley of Bobcat Lawn Maintenance has expressed concerns about numerous areas of unlevel turf. RVHA has received two bids for this work. Review the bids and decide if RVHA wants to proceed with restoration services.
- Discuss and plan for plantings on the restored bank.
- Remove phragmites (invasive plant species) established at the southeastern corner of the pond. If not continually managed, they will fill the entire pond within ten years. Application of herbicide requires a permit. Review results of management actions. (Craig Chamberlain and David Eisenbacher removed the Phragmite stalks in August.)
- Review tree health and consider planting new trees. (One donated pine tree was planted in the south-east portion of Lakeside Commons.)
- Form a plan to promote natural vegetation around the perimeter of the pond. Establishing a vegetated buffer with native grasses that have larger root systems will help to slow down runoff and provide protection. Planting native woody shrubs at the edge of the pond will help secure the banks. A buffer with taller vegetation will deter geese from coming up on the lawn. Native grasses can be aesthetically pleasing especially with some wildflowers in the mix.
- Until the natural vegetation protective buffer is established, repair and maintain the goose fence. An intact goose fence discourages geese from nesting and residing for the season.
- Repair/replace the volleyball posts.
- Place additional woodchip fill under the swing set and install a fill retention border.

Village Commons to do list:

- Form a plan to create a path and spread wood chips on the path. (Gordon Tree service said he would deliver at no charge.)
- Remove buckthorn, garlic mustard, Vinca minor (creeping myrtle) and other invasive and undesirable species – Ongoing project.
- Decide on action regarding encroachment at the northeast corner.
- Plant new trees – Ongoing project. (Trevor Eisenbacher's Eagle Scout project.)

Abbey Commons to do list: Resolved to reimburse John Robertson approximately \$80.00 for bench materials.

Motioned by: Carrie Dodoro Seconded by David Eisenbacher Vote yeas: all Neys:0

- Solicit a second quote for thinning honey locust trees and trimming dead branches.
- Sand, router the edges round, and paint/stain the park bench.

Forest Commons to do list:

- Dead tree removal for behind two of the park bordering houses.
- Form a plan to improve the Stonetree Dr entrance. Already Done by John Robertson
- Notification that encroachment into the commons by neighboring homeowners is not acceptable.
- Form a plan to re-establish the diagonal path with wood chips.
- Remove garlic mustard, barberry, poison ivy, and other invasive and undesirable species – Ongoing project.

Entrance medians and cul-de-sac islands

- Form a plan for maintaining and/or refreshing the wood chips on Bishop/Millay cul-de-sac island.
- The grass between the sidewalk and John R Rd at the North Lake Dr entrance needs to be re-sodded.

14. **New Business**

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

15. **Next Meeting**

Did the WebEx format work well? Change to another online meeting provider?

The next regularly scheduled monthly meeting is Monday October 12th, 2020 at 7:00pm online with WebEx.

16. **Adjournment** 8:29PM