

# Raintree Village

## Homeowners Association

Minutes of the November 9, 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**

December 14 – annual meeting with election of officers

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

**2. Roll Call:** Brian Dodoro [here](#), Carrie Dodoro [here](#), David Eisenbacher [here](#), William Jenuwine [here](#), John Robertson [here](#). Two guests also attended; Craig Chamberlain and Jim McCauley (partial)  
RVHA needs 4 more directors (total of 9 directors) and more volunteers.

#### **3. Minutes from the November 11, 2019 regular meetings:**

Suggested Resolution: RESOLVED that the Minutes of the 7:00pm Meeting of November 11th, 2019 be approved as submitted/modified and posted on the RVHA website.

**Resolution 2020-11-001** Moved by: [David Eisenbacher](#) Seconded by: [Bill Jenuwine](#) Vote Yeas: all Nays: 0

#### **4. Treasurer's Report**

The October bank statement, 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 October 2020 financial reports.

**Resolution 2020-11-002** Moved by: [David Eisenbacher](#) Seconded by: [Bill Jenuwine](#) Vote Yeas: all Nays: 0

#### **5. Postal Mail Report**

Bill reported that there was an AT&T bill and a letter from our insurance co. asking if there were any changes for our policy.

#### **6. Voicemail Report**

Bill reported that there was a message regarding a tree that fell down on Crimson – City issue and there was one hang-up call.

#### **7. Email Report**

Bill reported that there was an email requesting a homeowner balance statement for a house for sale.

#### **8. Website Discussion**

Bill reported that past minutes continue to be posted. Also, the on-line payment system is now available through our website, having passed our trial period. It is up and running, and has started being used by the general residents. This should be a welcomed enhancement to many of our residents, great job Bill!

## 9. Social Media

Carrie reported that there's been no action on our Facebook page, and no postings of significance on the Raintree Village Nextdoor page.

## 10. Commons Areas

### All:

- Discussion held on actions to be taken regarding encroachments by homeowners. Board agreed to meet at Forest Commons (Sandberg entrance) at 2:30 PM this Sunday to review and document offences. Next step is to send a gently worded letter to all residents bordering the commons areas. Then future steps to be determined afterwards. Craig suggested that it would be best to talk to the violating homeowners before sending a letter of direction to remove their items.
- Plans need to be made for reviewing and documenting offences at Abbey & Lakeside Commons.

### Lakeside Commons to do list:

- The snow removal quote was presented and reviewed.  
Suggested Resolution: RESOLVED that the Board approves the contract with MVP Environmental LLC for the winter of 2020-2021, authorizes the president to sign the contract, and authorizes the treasurer to pay the invoices submitted by MVP for snow from the sidewalk on the east side of Sherwood Dr. in front of Lakeside Commons.  
**Resolution 2020-11-003** Moved by: Bill Jenuwine Seconded by: David Eisenbacher Vote Yeas: all Nays: 0
- David stated that the flasher needs to be removed before winter. He will borrow a boat.
- Jim provided a detailed assessment of the grounds, and recommendations.
- 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. (Last removal was in August 2020.)
- Review tree health (Arborist) and consider planting new trees.
- 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 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:

- David pulled two armfuls of baby buckthorn. Should do a spray.
- Need to obtain and spread wood chips next summer.
- The encroachment issue has been reviewed and documented at Village Commons. Next step is to send a gently worded letter to all residents bordering the commons area.
- 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.
- Plant new trees – Ongoing project. (Trevor Eisenbacher's Eagle Scout project for 2021.)

**Abbey Commons to do list:**

- Delayed to Summer 2022 - Solicit a second quote for thinning honey locust trees and trimming dead branches.

**Forest Commons to do list:**

- Form a plan to re-establish the diagonal path with wood chips.
- Remove garlic mustard, barberry, poison ivy, buckthorn, and other invasive and undesirable species – Ongoing project

**Entrance medians and cul-de-sac islands:**

- The grass between the sidewalk and John R Rd at the North Lake Dr entrance needs to be re-sodded.
- David reported that the Bishop island has enough wood chips.

**11. New Business**

- Discussion occurred regarding looking for a new lawn care company. Laplante, Suburban Landscape Mgmt and others were mentioned. Jim reported his assessment of the lawn conditions. Bill will focus on this for the December meeting.
- The 2021 budget plan needs to be reviewed in the next meeting.

**12. Next Meeting**

The next regularly scheduled monthly meeting and annual meeting is Monday December 14th, 2020 at 7:00pm. Due to the continued Covid-19 restrictions the meeting will be online with WebEx.

**13. Adjournment 8:51PM**