

Raintree Village

Homeowners Association

MINUTES for the March 13, 2023, 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)

Important Dates in 2023:

January — newsletter printing and assembly

January — annual newsletter and assessment mailing

January — submit financial records to CPA for review

January 9 — website domain and hosting renewal payment due

January 31 — USPS PO Box 99033 renewal payment due

January 31 — IRS Forms 1096 and 1099-MISC filing deadline

April 15 — IRS Form 1120-H filing deadline

Late April / May — Spring commons area cleanup/work day (pull Garlic Mustard and Buckthorn, chip dead wood)

May 14 — Place signs for subdivision garage sale

May 19-20 — Subdivision garage sale, collect signs at end of day on Sat. May 20

June — Contract review with Jim McCauley

August — Troy School District meeting room reservation for 2023/2024 (If the Covid-19 restrictions have been lifted.)

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

November 13 — Draft budget

November 13 — Snow removal contract

November 19 — Fall cleanup/work day at Village Commons and/or Forest Commons

December 11 — annual meeting with election of officers, approval of 2024 budget

1. **Call to Order** _7:01pm_

2. **Roll Call:** David Eisenbacher _X_, William Jenuwine _X_, James McGinty _X_, John Robertson _X_,

Guests: _Thomas Angell, Craig Chamberlain_____

RVHA needs 5 more directors (total of 9 directors) and more volunteers.

3. **Minutes from the February 13th, 2022 regular meeting:**

Resolution 2023-03-001: RESOLVED that the Minutes of the 7:00pm Meeting of February 13th, 2022, be approved as submitted and posted on the RVHA website.

Moved by: David Eisenbacher, Seconded by: William Jenuwine, Vote Yeas: 4 _ Nays: _0_ Abstain: _0_. Motion Passed.

4. **Boy Scout Project Approval**

Received and reviewed presentation for a project in Raintree Village plans for Thomas Angell's Eagle Scout project to plant native species of plants on the bank of the pond in Lakeside Commons.

Resolution 2023-03-002: RESOLVED that the preliminary project proposal for planting and initial care for native species on the west bank of the pond in Lakeside Commons is approved by RVHA. The president is authorized to sign the beneficiary approval form.

Moved by: John Robertson, Seconded by: James McGinty, Vote Yeas: 4 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 2023-03-003: RESOLVED that the RVHA Board receive and file the February 2023 financial reports.
Moved by: David Eisenbacher, Seconded by: James McGinty, Vote Yeas: 4 Nays: 0 Abstain: 0. Motion Passed.

6. **Annual Assessment Collection Status Update**

Collection efforts have resulted in over 80% paid for 2023.

7. Approval of the 2019 Financial Review by the Auditor, Tom McMillin.

Resolution 2023-03-004: RESOLVED that RVHA approves the financial review, approves the treasurer to sign the report, and authorizes the treasurer to pay the full \$800.00 amount due to the auditor.

Moved by: David Eisenbacher, Seconded by: John Robertson, Vote Yeas: 4 Nays: 0 Abstain: 0. Motion Passed.

8. **Recurring Expenses Authorization**

Resolution 2023-03-005: RESOLVED that all of the 2023 Raintree Village Homeowners Association bills for budgeted items including and limited to lawn cutting, snow removal, meeting room rental, and voicemail are approved for payment by the treasurer.

Moved by: David Eisenbacher Seconded by: James McGinty Vote Yeas: 4 Nays: 0 Abstain: 0. Motion Passed.

9. **Subdivision Garage Sale in 2023**

As advertised in the 2023 newsletter the garage sale will be Friday May 19 and Saturday May 20. This is the typical weekend that RVHA has done the garage sale in the past (the weekend before Memorial Day).

Resolution 2023-03-006: RESOLVED that RVHA will sponsor a subdivision wide Garage Sale on Friday May 19 and Saturday May 20, 2023.

Moved by: James McGinty Seconded by: David Eisenbacher Vote Yeas: 4 Nays: 0 Abstain:0. Motion Passed.

10. **Renew Fertilizer Contract.**

Renewal of the contract for fertilization service on the RVHA park grass for 2023. The price quoted is \$2,218 with a 10% discount if paid by March 25, 2023. The discounted price is \$1,996.20 for the year.

Resolution 2023-03-007: The Board authorizes the president to sign the contract and the treasurer to pay the \$1,996.20 charge for the 2023 calendar year service.

Moved by: David Eisenbacher, Seconded by: James McGinty, Vote Yeas:4 Nays:0 Abstain:0. Motion Passed.

11. **Clinton River Watershed Council Membership Renewal**

The pond at Lakeside Commons is an in-line wet detention basin of the Shanahan Drain and is part of the Clinton River Watershed. Membership in the Clinton River Watershed Council provides access to additional resources to RVHA for maintenance of the pond. Their website is [Clinton River Watershed Council | Protecting Our Waters \(crwc.org\)](https://www.clintonriverwatershedcouncil.org)

Resolution 2023-03-008: RESOLVED that the Board authorizes a payment of \$250.00 to the Clinton River Watershed Council to renew membership for the year 2023 at the "River Sustainer" level.

Moved by: John Robertson, Seconded by: James McGinty, Vote Yeas:4 Nays:0 Abstain:0. Motion Passed.

12. **Postal Mail Report**

Reviewed any postal mail.

13. **Voicemail Report**

Reviewed any calls.

14. **Email Report**

Reviewed any email.

15. **Website Discussion**

Reviewed anything to modify on the website. (add a short article about the upcoming Boy Scout projects)

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

Reviewed any postings.

17. **Commons Areas**

Lakeside Commons to do list:

- 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.
- Restoring the soil and turf that was damaged by the contractor that performed pond bank restoration on the west end.
- 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. (Last removal was September 4, 2022.)
- Review tree health (Arborist) and consider planting new trees. (Boy Scout project planned to plant trees by Jack Gryebet for 2023)
- 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. (This will be a planned Boy Scout project for May/early June 2023 by Thomas Angell)
- Repair and maintain the goose fence. An intact goose fence discourages geese from nesting and residing for the season.
- Fill holes left by the construction equipment parallel to the benches.
- Low hanging branches (mark with spray paint) from the trees and a dead pinetree (mark with spray paint). David & James
- Quote next section of bank stabilization.

Village Commons to do list:

- Decide on action regarding encroachments by homeowners around the park. Document intrusions & send letters.
- 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. (Last Garlic Mustard removal on 12-June-2022) Need to contract for Buckthorn spraying in summer 2022– Niswander Environmental 810-225-0539 did the spraying last time, LaPlantes has a spraying license.

Abbey Commons to do list:

Branch broken near the end of the entrance sidewalk. The chopped branches are to be bagged and placed for compost pickup in front of the house at 1532 Abbey Dr.

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 during spring cleanup. End of April, beginning of May.
- Decide on action regarding encroachments by homeowners around the park. Document intrusions & send letters.
- Form a plan to re-establish the diagonal path with wood chips. Chips were placed on half of the path in August 2022.
- Remove buckthorn, garlic mustard, Vinca minor (creeping myrtle) and other invasive and undesirable species – Ongoing project. (Last Garlic Mustard removal on 12-June-2022)

Entrance medians and cul-de-sac islands

- Painting and repair of the entrance signs for North Lake Drive and Raintree Drive is planned for April/May 2023 when the weather is warm.

18. New Business

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

19. Next Meeting

The next regularly scheduled monthly meeting is Monday April 10th, 2022, at 7:00pm. Due to the continued Covid-19 restrictions on meetings at Baker Middle School, the meeting will be online with Microsoft Teams. There is an open invitation for all Raintree Village homeowners to attend.

20. Adjournment: 8:58pm