

Raintree Village

Homeowners Association

MINUTES for the January 8, 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:** 7:16 pm

2. **Roll Call:** Present: Craig Chamberlain n, David Eisenbacher y, James McGinty n, John Robertson y, William Jenuwine y, Guests: none
RVHA needs 4 more directors (total of 9 directors) and more volunteers.

3. **Minutes from the December 11th, 2023 regular meeting:**

Resolution 2024-01-001: RESOLVED that the Minutes of the 7:00pm Meeting of December 11th, 2023, be approved as submitted and posted on the RVHA website.

Moved by: JR , Seconded by: DE , Vote Yeas: 3 Nays: 0 Abstain: 0 , Motion Passed

4. **Treasurer's Report**

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

Resolution 2024-01-002: RESOLVED that the RVHA Board received copies of and filed the December 2023 financial reports.

Moved by: JR , Seconded by: DE , Vote Yeas: 3 Nays: 0 Abstain: 0 , Motion Passed

5. **Annual Assessment Collection Status Update**

Review newsletter and plans for 2024 invoicing.

6. **Approval of RVHA 2024 Newsletter**

Resolution 2024-01-003: RESOLVED that RVHA directors approve the 2024 Newsletter as discussed.

Moved by: JR , Seconded by: DE , Vote Yeas: 3 Nays: 0 Abstain: 0 , Motion Passed

7. **Renewal of the RVHA Post Office Box**

The annual renewal of the Post Office Box for RVHA is due on 31st January 2024.

Resolution 2024-1-004: RESOLVED that RVHA authorizes an increased payment of \$166 to the United States Postal Service for renewal of box 99033 for 2024. This resolution replaces 2023-12-07 made at the last meeting.

Moved by: JR Seconded by: DE Vote Yeas: 3 Nays: 0 Abstain: 0 . Motion Passed

8. **Renewal of the LaPlante's Fertilizer Contract**

The annual renewal of the fertilizer contract is due.

Resolution 2024-1-005: RESOLVED that RVHA authorizes a payment of \$2005.20 to LaPlante's for 2024 fertilizer, weed control, and insecticide as specified on the invoice.

Moved by: DE Seconded by: WJ Vote Yeas: 3 Nays: 0 Abstain: 0 . Motion Passed

9. **Tree Stake Replacement**

Reimbursement of \$16.92 to David Eisenbacher for two metal stakes used for replace damaged tree supports at Lakeside Commons.

Resolution 2024-1-006: RESOLVED that \$16.92 be reimbursed to David Eisenbacher.

A copy of the receipt for the supplies has already been emailed to the Board of Directors.

Moved by: WJ, Seconded by: JR, Vote Yeas: 3 Nays: 0 Abstain: 0 , Motion Passed

10. **Postal Mail Report**

Reviewed any postal mail.

11. **Email Report**

Reviewed any email.

12. **Voicemail Report**

Reviewed any calls.

13. **Website Discussion**

Reviewed anything to modify on the website.

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

Reviewed any postings.

15. **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

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)

March/April/May – Canadian Goose fence repairs and nest searching

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 – 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 Jim McCauley

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

November 11 – Draft budget

November 11 – Snow removal contract

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

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

16. **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. (After additional pond bank restoration is completed.)
- 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.

- Fill holes left by the construction equipment parallel to the benches.
- Quote next section of bank stabilization.
- Removing buckthorn around the pond for a second time.
- Move the flashing light to the middle of the pond.
- Plant trees to replace the dead ones.
- 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 4-June-2023) Buckthorn spraying contacts: Niswander Environmental 810-225-0539 (past spraying), LaPlantes. (2,000-3,000 small Buckthorn were pulled in November 2023.)
- Cut down pine trees and Buckthorn behind 3630 Wakefield.

Abbey Commons to do list:

- ~~Trash Can Replacement due to hole from animal trying to get into the can.~~
- 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 during spring cleanup.
- 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. Entire path covered with chips in May 2023.
- 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 entrance sign re-painting.

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.

17. New Business

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

18. Next Meeting

The next regularly scheduled monthly meeting is Monday February 12th, 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.

19. Adjournment: 7:29PM