

Raintree Village

Homeowners Association

MINUTES for the March 11, 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:** _7:03pm ET

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

3. **Minutes from the February 10th, 2024, regular meeting:**

Resolution 2024-03-001: RESOLVED that the Minutes of the 7:00pm Meeting of February 10th, 2024, be approved as submitted [or modified] and posted on the RVHA website.

Moved by: ___ John Robertson Seconded by: ___ David Eisenbacher , Vote Yeas: _5_ Nays: _0_ Abstain: 0__.

Motion passes

4. **Treasurer's Report**

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

Resolution 2024-03-002: RESOLVED that the RVHA Board received copies of and files the February 2024 financial reports.

Moved by: _ John Robertson Seconded by: ___ David Eisenbacher Vote Yeas: _5_ Nays: _0_ Abstain: _0_.

Motion passes

5. **Annual Assessment Collection Status Update**

Update for 2024 dues collection progress. _673__ paid of 810 homes. Bill reported that we're running about 14 payments more than the same date in 2023.

~~6. **Review of the CPA report for RVHA Financial Records**~~

~~[Has the final report been received?]~~

~~**Resolution 2024-03-003:** RESOLVED that RVHA approves the financial review and will post it on the RVHA.org website.~~

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

7. **Item for Reimbursement**

Reimbursement of \$15.89 to William Jenuwine for purchase of a book entitled How to Operate a Michigan Condo or HOA by Kevin Hirzel (email with receipt was sent 5-March-2024).

Resolution 2024-3-003: RESOLVED that \$15.89 be reimbursed to William Jenuwine. A copy of the receipts for the book has already been emailed to the Board of Directors.

Moved by: ___ David Eisenbacher Seconded by: ___ James McGinty Vote Yeas: _5_ Nays: _0_ Abstain: 0__.

Motion passes

8. **Postal Mail Report**

Review any postal mail.

9. **Email Report**

Review any email.

10. **Voicemail Report**

Review any calls.

11. **Website Discussion**

website was updated to add a notice about the annual garage sale dates.

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

Review any postings.

13. **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

April 27 – 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

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

14. **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. Craig will contact the family that owns the open field at XXXX John R. to ask for permission to look for goose nests.
- 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:

- Abby Commons entrance sign re-painting.
- Chop broken branches.

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 Stonetree Dr entrance sign re-painting.
- Cut downed branches (again, another ice storm).

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.

15. New Business

- Discussed note from homeowner and potential actions regarding eyesore of logs in Forest Commons behind XXXX Stonetree.
- Discussed broken trees needing clearing in Forest Commons behind XXXX Sandburg.
- Suggestion made to include "encroachment mitigation requirement" note on the HOA status reports that are provided to realtors, whenever the particular property borders any RVHA Commons. Other suggestions were also made, such as contacting the applicable listing realtors, before sale of property, to have them stipulate this to potential buyers. Item tabled.

16. Next Meeting

The next regularly scheduled monthly meeting is Monday April 8th, 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.

17. Adjournment: _8:23pm ET__