

Raintree Village Homeowners Association

MINUTES for the April 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:** _7:08_____pm

2. **Roll Call:** Present: Craig Chamberlain _X_, David Eisenbacher _X_, William Jenuwine _X_, James McGinty _X_, John Robertson _X_, Guests: _____none_____ RVHA needs 4 more directors (total of 9 directors) and more volunteers.

3. **Minutes from the March 11th, 2024, regular meeting:**

Resolution 2024-04-001: Suggested Resolution: RESOLVED that the Minutes of the 7:00pm Meeting of March 11th, 2024, be approved as modified and posted on the RVHA website.:

Moved by: _ David Eisenbacher _____, Seconded by: ___ William Jenuwine _____, 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 2024-04-002: RESOLVED that the RVHA Board received copies of and files the March 2024 financial reports.

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

Motion passes

5. **Annual Assessment Collection Status Update**

Update for 2024 dues collection progress. _740_ paid out of 810 homes. 91% and 30 ahead of same time as 2023.

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

Discuss and review the CPA report.

Resolution 2024-04-003: RESOLVED that RVHA approves the financial review and will post it on the RVHA.org website.

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

Motion passes

7. **Re-filing of the Bylaws for Review**

The Michigan Legislature has passed an amendment to Public Act 200 in 2019.

(legislature.mi.gov/documents/2017-2018/publicact/htm/2018-PA-0572.htm) There was a subsequent amendments adjusting the implementation timing (legislature.mi.gov/documents/2019-2020/billengrossed/House/htm/2020-HEBH-5611.htm and www.legislature.mi.gov/documents/2023-2024/publicact/pdf/2024-PA-0020.pdf). The timing for making notices will end on 29-September-2025.

RVHA Board will investigate further with Oakland County regarding any necessary actions.

8. **Postal Mail Report**

Review any postal mail.

9. **Email Report**

Review any email.

10. **Voicemail Report**

Review any calls.

11. **Website Discussion**

Need to add 9am start time for April 27 chipping project at Forest Commons. RVHA Board to send a flyer to homeowners abutting Forest Commons of the planned project.

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~~

March & April – Pre-projects in parks to get ready for start of mowing and April 27 chipping project in Forest Commons

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 (distribute flyers to lakeside homes)

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.
- Fill holes left by the construction equipment parallel to the benches.
- Quote next section of bank stabilization. Cleanpond.com contact for a consultation at Lakeside Commons.
- 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 big 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-cover 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.
- North Lake Island has a large branch down.

15. New Business

- Discussed possibility of getting a professional landscaper to do landscaping on Raintree Street island.
- Discussed the possibility of Bill speaking with Cindy Stewart at the City of Troy to update the City's entry for RVHA to reflect the change in board members and the current annual assessment of \$33.00.
- Confirmed that board members can research alternative investments for the Huntington National Bank CD that matures 5/30/2024.

16. Next Meeting

The next regularly scheduled monthly meeting is Monday May 13th, 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: _8:33pm__