

**STONEWATER HOA
MEETING MINUTES – February 13, 2023**

1. **Call to Order:** 6:35 p.m.
2. **Roll Call:** Directors - Jim Evangelista, Scott Frush, Anindya Roy, James Gray and Kurt Westermann; Kramer-Triad Community Association Manager (CAM) – Autumn Williams; Homeowners - Kristi Crawford, JoAnne Evangelista, Chris Petersen, Kunal Khatri, Vijay Pandiarajan, Jack Calderon (joined late)
3. **Approval of Minutes:**
Board members requested a few additional days to review/comment on the meeting minutes from December 12, 2022. President Evangelista agreed and stated that the approval will be conducted, via email, prior to the next Board meeting.
4. **Approval of Agenda:**
Treasurer Westermann added 2 agenda items under Treasurer’s Report.
Motion to Approve, as amended – Director Westermann
Second – Director Roy
Vote – All Approved
5. **Interim Action of Board of Directors:**
There was no interim action to report.
6. **Homeowner Comments:**
 - Vijay Pandiarajan:
Vijay questioned a fine he had received regarding his beachfront after his beachfront issue had been resolved. Vijay stated that he had filed a Request on Town Square, in December, but he had not received a response. President Evangelista stated that the issue will be discussed during the Executive Session immediately following the meeting.
7. **President’s Report:**
President Evangelista welcomed Autumn Williams back as Kramer-Triad’s CAM assigned to working with Stonewater.
President Evangelista announced that Committees have been established, and Committee Chairs have been assigned. He stated that the Lakes Committee’s Chair will be joining the meeting to briefly discuss that Committee’s first meeting.
President Evangelista stated that the Board’s next meeting will be an in-person meeting and will be conducted in the Township training room, on the lower floor, on Tuesday, March 14, 2023.

8. Treasurer's Report:

Treasurer Westermann stated that the 2021 audit has been completed and a final report was issued. However, the state of Michigan incorrectly made amendments to the filed return. The Association's tax preparer has sent a letter to the state of Michigan contesting the changes.

Treasurer Westermann stated that he is still waiting for KTM to make three (3) outstanding journal entries to correct the September 2022 financial statements, which CAM Williams stated she would be following up on.

The Accounts Payable are still a few months behind with outstanding invoices from Great Oaks, as well as invoices from Kramer-Triad needing correction.

Treasurer Westermann stated that he had sent a request to Kramer-Triad, on February 10, 2023, for Budgeted Reserve Account funding transfers to be made, which need to be completed as soon as possible.

Treasurer Westermann also mentioned that for the past 22 months there has been +\$2,000 in overcharges due from Associa that have not been reimbursed.

9. Property Manager's Report:

CAM Williams stated that her site visits have been going well. The one continuous CC&R violation that she has been viewing is in regard to trashcans being left at the curb well after the designated time and/or leaving the trash containers in plain sight. CAM Williams stated that she will be sending out a reminder regarding the regulation regarding trashcans. CAM Williams admitted that Kramer-Triad is behind on getting corrected financials to Treasurer Westermann and stated that the plan is to have all of the financials caught up and corrected within the next 4-6 weeks.

President Evangelista asked CAM Williams if she could follow up on mailboxes during her next site visit, as many are missing doors or in need of repair. Director Gray stated that he will send the mailbox company/repair service information to CAM Williams so that she can upload that information to Town Square. Director Westermann requested CAM Williams to do an onsite inspection of the snow plow damage claims to ensure the damage was due to a plow blade.

10. Unfinished Business:

There are still some power issues needing to be resolved in Spring Hill Park, as one of the communication companies damaged our underground power feed system in that area.

2022 & 2023 – Stonewater Creek Erosion Remediation Project – Phase I: To date, the project is approximately 85% completed. Restoration of the walking path; and seeding, mulching, and fertilization will be completed in the Spring. Treasurer Westermann shared and discussed “before” and “after” pictures of the various stages of Phase I with the meeting participants. Phase II is scheduled to be starting up on February 14, 2023.

2023 – The Shorebrook Park Shoreline restoration work near Peninsula Bridge has been completed.

11. New Business:

- Treasurer Westermann stated that the contractor who rebuilt the waterfalls and ponds entered our Beck and Manorwood entrance water feature in the Michigan Green Industry Association’s annual contest. Stonewater’s waterfall and pond won the Best in Show award from projects all across Michigan, and also a Gold Award for environmental improvement.
- Honorary Plantings – Kristi Crawford proposed her idea to consider a tree planting project throughout Stonewater’s common areas, especially in those areas with few or dying trees. Each newly planted tree could have a QR Code discussing a Stonewater HOA leader, from throughout the years, in hopes of encouraging future leaders. Director Westermann suggested this be included with the Beautification/Common Grounds Committee. The Board was in favor of pursuing such a project, and a motion was made by Director Gray; seconded by Secretary Frush; and approved by all. Secretary Frush will act as the Board liaison for the project.
- Lakes Committee Chair Jack Calderon discussed the goal of the Lakes Committee and stated that the Committee conducted their first introductory meeting in January. The Committee members are looking forward to obtaining ideas and plans for what the community needs to be doing for our lakes. President Evangelista thanked Jack for stepping up to be Committee Chair.

12. Next Meeting Date: March 14, 2023, at 6:30 p.m., (in person) in the Township’s lower level training room.

13. Meeting Adjournment:

Motion to Adjourn at 7:30 p.m. - Director Frush

Second – Director Roy

Vote – All Approved