

STONEWATER HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

February 12, 2024

Zoom Webinar Meeting

1. CALL TO ORDER: 6:41 PM

ROLL CALL: Directors: K. Westermann, A. Roy, J. Evangelista, J. Gray

MGMC: JC Palmer, Vicki Strong, Kate Oliver

Homeowners: C. Petersen, Kristi Crawford, Bill Zhuang, Haran

2. INTERIM ACTION OF BOARD:

- Stonewatersub.org Website – Board voted Jan 13th to approve Host Gator to revise the Stonewater.org website.

3. COMMUNITY FORUM

- C. Petersen asked about the website and volunteered to help. Chris also stated that snowplow damage to sod can be repaired if it is placed back and walked on as soon as the thaw.
- Kristi Crawford, thanked HOA for addressing the fallen trees after the storm.

4. CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – KW
- Second – JE
- Vote – All Approved

5. PRESIDENT'S REPORT:

- Shorebrook Park Security Cameras – Will be meeting with a representative from Honor Security this Thursday, February 15th.
- Association Books & Records – The last update on the five (5) missing boxes of the Associations Records from Rachel DeTar (KTM President) in mid-January was that KTM was still in the process of moving, doing the inventory and organizing, which reportedly started 2-1/2 months ago.

6. PROPERTY MANAGER'S REPORT:

- Open Action Items
 - October Financial Package – In process, changes to some GL codes needed. Report should be completed in a few days.

- Michigan Nonprofit Corporation Annual Report & Fee (Due 10/1)- Filed in September.
- Homeowner Property Inspections
 - Mailboxes – MGMC has a spreadsheet of 25-30 mailboxes that are in need of repair from inspections last fall. Homeowners will be contacted in next few weeks to make repairs.
 - Street Trees – Spring inspections will be done.
 - Sidewalks -

MGMC Priority Projects (in Process)

- Well Pump Inspections (2) – 6 Mile Irrigation Well Pump & Mystic/Heather Lake Makeup Well Pump – The Board provided the documentation for a request for quotation to MGMC on January 3, 2024.
- Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement – The Board provided a Contract Agreement & Scope of Work Provided to MGMC on February 3, 2024 to issue for bids.
- Stormwater System Inspection & Cleaning (Parkshore & Teal Lake Areas) – The Board provided MGMC a Contract Agreement and Scope of Work to MGMC on February 8, 2024.
- Fire Lane Signage - The Board provided background information to MGMC on 11/13/2023.
- Pine Creek Estates Property Boundary Fence – The Board provided MGMC a property boundary survey and background information on 2/9/2024.

- New Action Items

7. TREASURER’S REPORT:

- Waiting for MGMC’s Admin expenses Invoice #112 to review and approval in order to finalize the October Financial statement.
- Invoice Processing – On-line access to MGMC’s Accounts Payable Approval System (StrongRoom) to approve vendor invoices is working great.
- Financial Reporting Access – MGMC needs to grant portal access to other financial reports.
- 2024 Assessments – 92% of the annual assessments have been paid as of February 6th. A delinquency notice letter has been mailed to 33 homeowners.

8. COMMITTEE UPDATES:

- Beautification – No Update

- Lakes – In December, the Board received the Lakes Survey Results and developed an Executive Summary. As a reminder, the Board requested the Lakes Survey to better understand the homeowner's level of enjoyment of the lakes, identify potential areas for improvement by our service providers; and if homeowners needed to be better informed about ongoing Association Activities addressing maintenance issues and how homeowner activities can impact the lake ecology. The key maintenance issues identified were: 1) The geese population, 2) Weeds in the lakes, 3) Litter in the lakes, 4) Shoreline management. The Board has requested the Lakes Committee to develop draft communications on these topics, describing the Association's activities to address these maintenance issues and what homeowners can do to help. In addition, the Board has requested MGMC to follow-up with the Association's service providers, where necessary. The Lakes Survey Results and Executive Summary are attached to these minutes.
- ACC – No report

9. UNFINISHED BUSINESS:

- Stop signs – Community communication was sent out. Some feedback was received and Board will discuss next steps.

2024 Priority Projects

Estimates Requested from Handyman

- Overlook Trail Road Entrance Sign Repair
- Boat Ramp Repair
- Shorebrook Gazebo Window Replacement
- Bayshore Park Shoreline Restoration
- Bayshore Park & 6 Mile Road Steel Pedestrian Bridges Wood Deck Replacement
- Pedestrian Paths, Phase I
- Concrete Paver Leveling
- 7 Mile Entrance Landscape Lighting
- Manorwood Entrance South Side of Pond - Groundwater Runoff Erosion

Board Managed Projects

- Stonewatersub.org Website Reconstruction – Contract awarded 2/9/2024
- Shorebrook Park Security Camera – Meeting scheduled with Motorola Solutions Group local representative on February 15, 2024
- Lake Fountain Shore Power Panel Replacements (4) –
- Irrigation System Lake Pumps & Shore Power Panel Replacements (3)
- Stonewater Creek Erosion Remediation – Phase III punch list will be completed in the spring.
- Engineering Design, Phase II for 6-Mile Road Fence Repair

- KW proposal to award to Spicer Engineering.
- JE seconded
- All approved

Unassigned Projects

- Inspect Lake Equalization Culverts
- Electrical Services Contract
- Peninsula Park Pedestrian Path Bollard Lights

10. NEW BUSINESS:

- None

11. NEXT MEETING:

- March 11th – Zoom webinar meeting

12. ADJOURNMENT: @ 7:10 PM

There being no further business, President Westermann adjourned the meeting.

2023 Lakes Survey

Executive Summary

The HOA Board requested the Lakes Survey to better understand the homeowner's level of enjoyment of the lakes, identify potential areas for improvement by our service providers; and if homeowners needed to be better informed about ongoing Association activities addressing maintenance issues and how homeowner activities can impact the lake ecology. The Stonewater Lakes Survey was conducted with the same software and controls used for the Board of Director elections. The survey was open for two weeks, and closed at midnight, December 18, 2023. In comparison to past surveys and elections, the response rate was very good, 205 or 48% of the homeowners responded to this survey.

Background

To better interpret the results, respondents were asked to self-identify whether or not they lived on a lake, and if so, which one. Inquires were made about their awareness of the Common Area private beach, and if they had used it, what was their experience.

Lake front owners made up 51% of the total respondents, as compared to 40% lake front ownership in the community. Reviewing the individual lakes, there was a much higher representation of Parkshore (100%), Teal (75%), and Heather (73%) lake front lot owners, but the other lakes still had significant participation (46% to 51%).

People are more likely to respond to a survey, or provide comments, when they want their issue addressed. The most dissatisfied homeowners were on Parkshore and Heather lakes, which may explain their higher participation levels. However, homeowners on Teal Lake had relatively fewer complaints than other lake front owners. There was lower participation from those not living on the lakes, as they had fewer issues and may have felt the survey didn't apply to them.

Key Maintenance Issues

Most of the questions focused on potential issues relating to on-going maintenance. The issues are ranked based the percent of homeowners who indicated attention was needed or urgent:

- 1) Geese Population (34%) – This was of the top issue for all homeowners because the issue impacted those also accessing the Common Areas.
 - a) Due to temporary geese management restrictions (during COVID in 2020-2021 and the 2022 detection of High Pathogenic Avian Influenza (HPAI) H5N1 in wild birds in Michigan) the geese population has grown to be a bigger nuisance and sanitary issue in suburban areas. Those restrictions have now been lifted. Next spring, ensure the Property Manager schedules Goose Busters of Michigan, or another wildlife control contractor to resume past geese management activities.
 - b) Next summer, the Property Manager should evaluate the quality of path and lawn maintenance to determine if additional clean-up is necessary.
 - c) Send homeowners instructions on what lake front owners can do to address the issue.
- 2) Weeds in the lakes (33%) – This was also tied as a top issue for lake front homeowners who have powerboats and homeowners who swim in the lakes. Lake weed and algae treatment is restricted by the State of Michigan to within 100 feet of the shoreline. Parkshore lake front owner's issue with

the weeds may also be more prevalent due to boaters trying to cross the lake to access the Parkshore islands.

- a) Algae and weed growth and the presence of invasive weed species has increased in the lakes. This is due to the age of the lakes, the buildup of organic matter from decomposing weeds, homeowner and Association contractor turf fertilization, the lack of precipitation, and a warming climate. Lake weed and algae management is regulated by the State of Michigan and requires a permit. Recommend following up with the lake treatment contractor to see how the lake management plan could be altered to improve conditions.
 - b) Lake weed and algae growth is stimulated by fertilizers and other organic materials introduced into the lakes through storm water runoff. Some homeowners may not be aware of how their lawn maintenance practices are impacting the ecology of the lakes. Educate homeowners on recommended property maintenance activities to help improve lake ecology.
- 3) Litter in the lakes (24%) – The most numerous reports came from non-lake front owners, and included reports of goose droppings. Litter is blown into the lake when it is not properly disposed. Recreational trespassers have left behind trash in Shorebrook Park near the Peninsula Bridge, but litter is also found in other lakes that our primarily used by residents.
- a) Next summer, Property Manager should verify the Association’s Landscape Maintenance contractor is performing weekly debris removal, to ensure trash is being picked up before it enters the lakes, and goose droppings are being removed from pedestrian paths, where necessary.
 - b) Consider adding another large trash receptacle in Shorebrook/Peninsula Park.
 - c) Remind homeowners to secure trash in their trash carts, pick up debris on their property, and do their part in picking up debris when enjoying the Common Areas.
 - d) Organize a community clean-up day in the Spring and Fall for each lake.
- 4) Shoreline Management (19%) – Several written comments were submitted about “weeds on the beach” of their neighbors and goose droppings in Common Areas.
- a) Next spring and summer, Property Manager should verify the Association’s Landscape Maintenance contractor is removing shoreline weeds in the Common Areas during spring clean-up and summer weekly maintenance.
 - b) Property Manager should verify lake front homeowners are maintaining their shoreline through routine monitoring from May to September, and promptly sending out notices and then reinspecting, as necessary.
- 5) Private Beach Maintenance (12%) – Almost a third of all the homeowners are aware of the private beach, and two-thirds of those reported they used it. The majority of these users do not have a lake front lot and this is their beach. However, 57% of those who used the beach were dissatisfied with how it is being maintained. The main complaints are the rocks poking through the frayed landscape fabric, lack of quality sand, and litter (including geese droppings).

- a) Property Manager should evaluate the quality of beach maintenance to confirm the Landscape Maintenance contractor is routinely raking beach, picking up the trash and removing geese droppings.
 - b) Consider adding a large trash receptacle near the Shorebrook Park Gazebo.
 - c) Recommend adding sand to the beach.
- 6) Fountain Availability and Hours of Operation (9%) - The majority of the homeowners responding to the survey reported both the fountains availability and hours of operation were just right. Less than 10% of the homeowners identified any issues. No changes are recommended.
- 7) Mystic and Heather Lake Level (8%) – The Association’s developer installed a dedicated makeup well pump to augment Heather and Mystic Lakes level during extended drought periods. The well pump automatic on/off level control is no longer in service and the operation of the pump has been managed manually.

To better evaluate this issue, the results were narrowed to reflect only the 48-lake front lots on Mystic and Heather. 32% of these homeowners felt the water level has been an issue, while 19% felt it was not a problem. However, Heather is the smallest and shallowest lake, and the majority of its lake front owners felt the water level is a problem.

- a) The Association’s 2024 budget includes the replacement of the makeup well pump controls to restore the pump automatic on/off level control.
- b) Provide concerned homeowners educational resources to explain how the area watershed establishes the amount of available groundwater for Stonewater lakes, and how climate and development within the watershed directly impacts Stonewater lake levels.

Shoreline Muck

The Lakes Committee proposed, and the Board approved, adding the topic of shoreline muck to the survey to understand if there was sufficient homeowner support before investing time and resources.

“The maintenance of the lake bottom is not an Association responsibility. Any actions desired by homeowners would require the Association to obtain a permit by the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE); and a special assessment to fund any approved work.” This disclosure was included in the survey introduction, rather than attached to the survey question.

Since only 28% of homeowners expressed an interest in potentially addressing this issue, there isn’t sufficient interest to support further investigation (i.e. professional services, EGLE permit approval, cost, etc.). However, the following actions should be considered:

- a) Have the Association’s storm sewer inspection and cleaning contractor assess the amount of silt build up on the lake bottom near the storm sewer water lake inlets to determine if the Association needs to remove any silt.
- b) Educate lake front homeowners on how they can reduce the amount of weed growth and the buildup of muck on their shoreline.

Conclusion

The survey results provided the Board a better understanding of the issues impacting homeowner's enjoyment of the lakes which will assist them in prioritizing the Association's resources. The purpose of the preliminary recommendations provided in this report are to generate discussion, and are not an official action plan.

Survey Results

1. Mark the item that fits you:

Location	Mix		Diff
	Response	Actual	
Not on Lake	49%	60%	-11%
Heather	4%	3%	1%
Mystic	8%	9%	0%
Parkshore	11%	5%	6%
Spring Hill	9%	8%	1%
Stoneridge	9%	9%	0%
Teal	10%	7%	4%
	100%	100%	0%

2. As a resident of Stonewater which of the following best captures your opinion about the useability of the lakes:

Useability	Answer	%
Good	96	23%
Needs Improvement	79	19%
No Opinion	30	7%
No Response	219	52%
	424	100%

3. Are you aware Stonewater residents have access to a private beach for swimming in Shorebrook Park?

Private Beach Awareness	Answer	%
Yes	131	31%
No	74	17%
No Response	219	52%
	424	100%

4. If you have used our private beach, what best describes your experience:

Private Beach Condition	Answer	%
Good	39	9%
Needs Improvement	51	12%
No Opinion	115	27%
No Response	219	52%
	424	100%

5. Availability and hours of operation of Lake Fountains (11 a.m. to 11 p.m.):

Fountain Availability/Hours of Operation	Answer	%
Just Right	121	29%
Availability Needs to be Improved	16	4%
Extend Hours of Operation	24	6%
No Opinion	44	10%
No Response	219	52%
	424	100%

6. Litter in the Lake:

Litter in the Lake	Answer	%
Not a problem	76	18%
Needs attention but not urgent	77	18%
Urgent and needs immediate attention	24	6%
No opinion	28	7%
No response	219	52%
	424	100%

7. Weeds in the Lake:

Weeds in the Lake	Answer	%
Not a problem	30	7%
Needs attention but not urgent	81	19%
Urgent and needs immediate attention	61	14%
No opinion	33	8%
No response	219	52%
	424	100%

8. Shoreline Muck

Shoreline Muck	Answer	%
Not a problem	46	11%
Needs attention but not urgent	76	18%
Urgent and needs immediate attention	44	10%
No opinion	39	9%
No response	219	52%
	424	100%

9. Mystic and Heather Lake's water level

<u>Mystic and Heather Lake Level</u>			Mystic & Heather	
	<u>Answer</u>	<u>%</u>	<u>Answer</u>	<u>%</u>
Not a problem	41	10%	9	19%
Needs attention but not urgent	21	5%	7	15%
Urgent and needs immediate attention	14	3%	8	17%
No opinion	129	30%	1	2%
No response	219	52%	23	48%
	424	0%	48	0%

10. Park's (Common Area) Shoreline Appearance

<u>Common Area Shoreline</u>	<u>Answer</u>	<u>%</u>
Not a problem	89	21%
Needs attention but not urgent	67	16%
Urgent and needs immediate attention	13	3%
No opinion	36	8%
No response	219	52%
	424	100%

11. Homeowner Shoreline Appearance

<u>Homeowner Shoreline</u>	<u>Answer</u>	<u>%</u>
Not a problem	82	19%
Needs attention but not urgent	51	12%
Urgent and needs immediate attention	24	6%
No opinion	48	11%
No response	219	52%
	424	100%

12. Geese Population

<u>Geese Population</u>	<u>Answer</u>	<u>%</u>
Not a problem	45	11%
Needs attention but not urgent	82	19%
Urgent and needs immediate attention	63	15%
No opinion	15	4%
No response	219	52%
	424	100%

13. Additional comments were provided to the Board in a separate attachment.