

**STONEWATER HOA  
MEETING MINUTES – March 14, 2023**

1. **Call to Order:** 6:30 p.m.
2. **Roll Call:** Directors - Jim Evangelista, Scott Frush, James Gray and Kurt Westermann; Homeowners – Chris Petersen, Kristi Crawford, JoAnne Evangelista, Jack Calderon, Susanne Miller, Thomas Miller, Vidya Shankar, Milan Gandhi
3. **Approval of Minutes:**  
Board members requested additional time to review/comment on the meeting minutes from February 13, 2023. President Evangelista agreed to re-send the minutes, requesting an approval will then be conducted, via email, prior to the next Board meeting, so the minutes could be posted on Town Square.
4. **Approval of Agenda:**  
Motion to Approve – Director Frush  
Second – Director Westermann  
Vote – All Approved
5. **Interim Action of Board of Directors:**  
President Evangelista stated that the December’s meeting minutes were approved, via email, and posted to Town Square and the Stonewatersub.org website.
6. **Homeowner Comments:**
  - Chris Petersen:  
Chris asked if it would be possible to get the broken branches of trees that are on common grounds and partially covering some of Stonewater’s streets, to the curb, in time for the Township’s storm debris pick-up on March 18, 2023. Treasurer Westermann stated that Great Oaks is scheduled to begin their spring cleanup no later than April 20, 2023, but he will talk to them.  
Chris volunteered to assist whoever will be responsible for updating Stonewater’s website. President Evangelista stated that he will ask the Kramer-Triad CAM to issue a solicitation for volunteers to work on updating and maintaining the website. Secretary Frush suggested possibly checking with the local high school to see if any students might be interested in joining the committee.
  - Milan Gandhi:  
Milan inquired as to what Stonewater’s regulations were in regard to generators in light of the recent power outages. In particular, he asked if diesel generators were allowed. Director Gray stated that generators and

their proposed locations needed to be approved by the Architectural Control Committee (ACC) and since township permits were needed, the generators needed to also be approved by the township. He further stated all generators had to be located in the rear yard and reasonably screened from neighboring homes. There was then a discussion regarding the noise level of generators, as some of the attending residents thought there were diesel generators being used within the community. Secretary Frush, who is also a Township Trustee, will discuss diesel generators with the Township, as the Board believed they were not allowed in Northville communities for various reasons. Milan also brought up his concern about the speeding throughout Stonewater, which all participants agreed was a problem. Possible speeding deterrents were discussed. Meeting participants were reminded that the roads in our community are owned by Wayne County and residents should file complaints with the Northville Township Police Department, who is responsible for enforcing traffic laws.

**7. President's Report:**

President Evangelista introduced the Board members to the homeowners in attendance. He informed the meeting participants that Kramer-Triad CAM Autumn Williams would not be in attendance due to her need to be out of town this week. President Evangelista stated that this was the first in-person meeting in three (3) years, and that the goal was to conduct monthly open meetings (excepting January) with every other meeting being conducted in-person.

President Evangelista asked Jack Calderon, the Lakes Committee Chair, if he wanted to address the group. Jack stated that the Lakes Committee has begun conducting monthly meetings and that they are planning to create a short survey to issue to the community residents regarding our lakes. The purpose of the survey is to get feedback about how residents enjoy the lakes and if they have any suggestions for improvement. The committee will then use the survey responses to identify any improvements that should be considered, and make recommendations to the Board.

**8. Treasurer's Report:**

Treasurer Westermann stated there was no update regarding the 2021 audit. The state of Michigan, however, incorrectly made amendments to the filed return that are in the process of being resolved.

Treasurer Westermann stated that there is no update regarding the outstanding journal entries for September 2022's financial statements. In addition, Kramer-Triad has not provided him with the needed changes to a few of the vendor invoices.

Treasurer Westermann stated that Kramer-Triad has agreed to reimburse the Association for a total of \$2,600, for unapplicable charges and charges that exceed agreed upon contract rates that date back to May 2021. (As of the meeting date, Kramer-Triad had not deposited the Association's reimbursement check in our bank account, which was promised by March 10, 2023.)

**9. Property Manager's Report:**

Due to the CAM's absence, there was no property manager report. President Evangelista did inform the participants that CAM Williams is planning to resume KTM's contractual four (4) hour a week site visits for inspections and oversight of contractor work.

**10. Unfinished Business:**

The power for the Spring Hill Park Gazebo and park lighting has not been restored. One of the communication companies damaged an underground power circuit in the park. The outage and the need for a repair was first reported to KTM last fall.

2022 – Stonewater Creek Erosion Remediation Project – Treasurer Westermann said Phase I has been completed except for the restoration of the grass and path surfacing, which will be done once the weather is warmer. Phase II was started in mid-February.

**11. New Business:**

Director Gray asked for a reminder to be sent out to the community stating that trash carts need to be removed from the curb on the day the trash is picked up.

**12. Next Meeting Date: Monday, April 10, 2023, at 6:30 p.m., via Zoom.** A meeting announcement will be posted on Town Square.

**13. Meeting Adjournment:**

Motion to Adjourn at 7:22 p.m. - Director Westermann  
Second – Director Frush  
Vote – All Approved