

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

March 11, 2024

Zoom Webinar Meeting

1. CALL TO ORDER: 6:36 PM

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

MGMC: JC Palmer, Vicki Strong, Kate Oliver

Homeowners: C. Petersen, K. Crawford,

2. INTERIM ACTION OF BOARD:

- Bayshore Park and 6 Mile Road pedestrian bridge decking replacement. The Board unanimously approved replacing the wood decking for the two remaining pedestrian bridges on February 27, 2024.

3. COMMUNITY FORUM

- K. Crawford – Asked about a tree fallen on the 6-mile entrance and if that can be cleared. MGMC will be out this week to inspect common grounds and arrange for clean ups.

4. CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – JE
- Second – AR
- Vote – All approved

5. PRESIDENT'S REPORT:

- Shorebrook Park Security Cameras – A meeting is scheduled March 14, 2023 with Honor Security on site.

6. PROPERTY MANAGER'S REPORT:

- Open Action Items
 - Homeowner Property Inspections
 - Mailboxes –MGMC has conducted the first round (3 roads) of mailbox inspections last Friday and identified 50 mail boxes that need to be repaired/replaced. MGMC will be applying a colored sticker to those boxes inspected.

- Street Trees – Will confirm eight foot of head clearance over the sidewalk and streets as part of Spring inspections.
- Sidewalks – Will identify sidewalks that need to be leveled, or replaced due to damage.
- Fire Lane Signage – MGMC will review documentation provided by the Board (11/13/2023) from an assessment done by Northville Township Fire Marshal.
- Signs – MGMC will inspect entrance signs for damage or missing letters.

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. MGMC is currently waiting for bids.
- 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. GMC is currently waiting bids from five (5) contractors. Stearns declined to bid.
- 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. MGMC is currently waiting for bids from four (4) contractors.
- 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. Received proposals from Anchor Fence and Upright Fence. Will review proposals and present options to the Board. MGMC will apply for a permit after a contractor and fence supplier has been chosen.

- New Action Items

7. TREASURER’S REPORT:

- November Financial Report – November financial report has been approved. MGMC is currently working on the December report.
- 2024 Assessments – All but three (3) residents have paid their annual assessment.

8. COMMITTEE UPDATES:

- ACC – None

9. UNFINISHED BUSINESS:

- Stop signs – JE to follow up with Scott Frush for update, ask if we should also apply to Wayne County.

2024 Priority Projects

Estimates Requested from Handyman/Work Progress

- Overlook Trail Road Entrance Sign Repair – Approved, Work in Progress
- Boat Ramp Repair – Submitted to Board for approval
- Shorebrook Gazebo Window Replacement – Approved, Completed
- Bayshore Park Shoreline Restoration – Approved, Work in Progress
- Bayshore Park & 6 Mile Road Steel Pedestrian Bridges Wood Deck Replacement – Approved, Wood Planks Ordered
- Pedestrian Paths, Phase I – Submitted to Board for approval
- Concrete Paver Leveling -
- 7 Mile Entrance Landscape Lighting – Submitted to Board for approval
- Manorwood Entrance South Side of Pond - Groundwater Runoff Erosion Protection – Submitted to Board for approval

Board Managed Projects

- Stonewatersub.org Website Reconstruction – Expect to see preview of website update within a week.
- Shorebrook Park Security Camera – Meeting this week with a supplier.
- Lake Fountain Shore Power Panel Replacements (4) – In process.
- Irrigation System Lake Pumps & Shore Power Panel Replacements (3) – In process.
- Stonewater Creek Erosion Remediation – Phase III punch list will be completed in the spring.
- Engineering Design, Phase II for 6-Mile Road Fence Repair – In process, expect engineering plans by the end of March.

Unassigned Projects

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

10. NEW BUSINESS:

- None

11. NEXT MEETING:

- April 8th – Zoom webinar meeting

12. ADJOURNMENT: @ 7:19 PM

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