

**MEETING MINUTES – April 10, 2023**

1. **Call to Order:** 6:31 p.m.
2. **Roll Call:** Directors - Jim Evangelista, Scott Frush and Kurt Westermann; Kramer-Triad CAM Autumn Williams; Homeowners – Chris Petersen, JoAnne Evangelista, Jack Calderon, William Locke, Debbie Locke, Katherine Ross, Rob Canzano
3. **Approval of Minutes:** March 14, 2023 Board Meeting  
Motion to Approve: Director Westermann  
Second – Director Frush  
Vote – All Approved  
President Evangelista will send the minutes to CAM Williams for posting to 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 February’s meeting minutes were approved, via email, and posted to Town Square.
6. **Homeowner Comments:**
  - William and Debbie Locke:  
William stated that he had submitted a request for the installation of a generator and had not as yet received a response. As the ACC needs to approve the location of the generator, CAM Williams will be working with the ACC Chair on providing a response to the request.
  - Chris Petersen:  
Chris asked if targeted completion dates could be discussed for other than the huge restoration projects. President Evangelista stated that he planned to go through each of the items on the project list for 2023 and assign responsible individuals with the expectation of getting all of the projects back on track and moving towards completion.
  - Katherine Ross:  
Katherine asked if there were any plans to inspect and possibly clean out the interconnect pipe between Mystic/Spring Hill Lakes and Heather Lake. President Evangelista stated that particular pipe is included in one of the projects to be discussed under the 2023 projects list.

**7. President's Report:**

President Evangelista stated that he had no new news to discuss except for the fact that Stonewater has been moving ahead with its committees. Two of the committees, the Lakes and the Beautification, have already been conducting meetings.

**8. Treasurer's Report:**

Treasurer Westermann stated there were no updates to report regarding the 2021 audit, the 2022 financial statements or the accounts payable.

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

CAM Williams stated that she recently resent Kramer-Triad's invoices for December 2022 – March 2023 to Treasurer Westermann and that there were still some outstanding vendor invoices.

**10. Unfinished Business:**

Website Committee – President Evangelista asked CAM Williams if she had received any volunteers from the solicitation for website committee members. CAM Williams stated that there are now two (2) residents interested in starting the committee. President Evangelista asked that the two names be sent to him.

**2023 Projects:** President Evangelista proceeded to go through each of the items on the list.

- Electrical Services Contract – Director Westermann stated that he will work with CAM Williams in getting RFP's for a continuing electrical service agreement. CAM Williams will see if Kramer-Triad already has one that could be used.
- 6 Mile Fence – Director Westermann stated that the grading needed to be changed to stop the erosion prior to fixing/replacing the fence posts. Chris Petersen asked if it were possible to simply correct the crooked posts in the short term. A discussion ensued resulting in Director Westermann to follow up with an engineering company for an RFQ to complete the needed work.
- Gazebo Roof Replacement – Director Westermann stated that he will provide an RFP to CAM Williams to solicit bids and have quotes ready for the next board meeting.
- Shorebrook Park Restoration Near Bridge – The Beautification Committee will be making a recommendation on what can be done.
- Wash and Seal Monument Walls – Director Westermann will follow up on getting a RFP out for bids.
- Lake Equalization Culverts/Drains/Connector Pipes – All of the culverts, connector pipes and drains need to be inspected and cleaned, if needed. For the culverts and larger pipes, there is a need to get two (2) prior quotes updated. CAM Williams will follow up once she receives the RFP

from Director Westermann. A discussion ensued on how, in the past, the sub-division had been divided into 3 sections for the smaller pipes and inspected/cleaned on a 5-year rotation with two (2) years off. Rob Canzano, who had been a Board member at the time and who had facilitated the 5-year rotation plan, volunteered to work on a new package. Chris Petersen and President Evangelista volunteered to assist Rob. Rob will need to get the background information from Treasurer Westermann.

- Roadway Crack Sealing – As the roads are county roads, they are technically not Stonewater’s responsibility; however, we have been having the cracks sealed as a preventative measure. An RFQ is needed for this project. CAM Williams stated that Kramer-Triad may have RFP’s for road sealing and, if so, she will send a copy of one to the Board for their review.
- Walking Path Maintenance – Great Oaks should be maintaining the walking paths on an annual basis. There should be drawings that include when the paths had been repaired. CAM Williams will check the history files for the drawings.
- Concrete Paver Leveling – The pavers throughout the common areas need to be inspected for possible leveling needs. CAM Williams will see if Kramer-Triad has any RFP’s for paver leveling. If not, she said that she would create one.
- Creek Erosion Remediation – Phase II is underway. Seeding and mulching still needs to be done.

#### **11. New Business:**

President Evangelista stated that some residents have been asking what the status was on the Goose Egg Round-up. This was a project that was supposed to be occurring on an annual basis. However, due to Covid and then the Avian flu, the project has been suspended during the past few years. For 2023, the DNR is allowing nest/egg destruction. CAM Williams will contact Goose Busters and request that they restart this annual service. William Locke also suggested the use of Flight Control on lawns to deter the geese.

#### **12. Committee Reports:**

Beautification Committee - President Evangelista stated that the Beautification Committee has met and will be concentrating their efforts on the bridge restoration plantings, the needed replacement of trees and shrubs and holiday decorations. Katherine Ross stated that she wanted our ground annual flowers back at our entrances, rather than the perennial ground cover that was planted last year. President Evangelista suggested that we see how the ground cover looks this year and then maybe revisit the entrance plantings at a later date.

Lakes Committee – Committee Chair Jack Calderon stated that the committee’s survey is almost ready for testing. He will be working with CAM Williams on conducting the test.

13. **Next Meeting Date: Tuesday, May 9, 2023, at 6:30 p.m., in person at Township Hall Training Room** (lower level). A meeting announcement will be posted on Town Square.
  
14. **Meeting Adjournment:**  
Motion to Adjourn at 7:55 p.m. - Director Westermann  
Second – Director Frush  
Vote – All Approved