

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

April 8, 2024

Zoom Webinar Meeting

1. CALL TO ORDER: 6:32 PM

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

MGMC: JC Palmer, Kate Oliver

Homeowners: C. Petersen- Clairmont Circle, Neal Maheshwari – 4 Season's Blvd.

2. INTERIM ACTION OF BOARD:

- a. None

3. COMMUNITY FORUM

- a. Neal M- Commented that he noticed the stone covered pedestrian paths are now being cleaned/groomed and they look the best he's seen in 10 years. KW informed him this will be done the first week of every month. Snow Removal company has done damage to sod in his front yard. Photos have been sent to MGMC. Vendor will be responsible for repairing damage. MGMC will follow up with vendor, repairs expected to take 2-3 weeks before sod is available. Neal asked for a response from MGMC to acknowledge receipt of the request.
- b. Chris P. – Asked if the boat ramp repairs were completed and if the ramps could be opened April 15th. KW said the repairs are now complete, and as in the past, he must contact MGMC to unlock access to the ramp prior to May 1st.

4. CONFIRMATION OF AGENDA ITEMS

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

5. PRESIDENT'S REPORT:

- Shorebrook Park Security Camera System
 - Scope of work will be developed to bid out the work.

6. PROPERTY MANAGER'S REPORT:

- Open Action Items
 - Homeowner Property Inspections
 - Mailboxes –MGMC has conducted the first round (3 roads) of mailbox inspections and identified 50 mail boxes that need to be repaired/replaced. MGMC has applied a colored sticker to those boxes inspected. MGMC is currently working to upload all data to VMS to generate Courtesy Notices. 50 notices will be issued by the end of the week, and the remainder the following week.
 - Street Trees – Will confirm eight foot of head clearance over the sidewalk and streets as part of Spring inspections. MGMC (Kate) will start inspections this week.
 - Sidewalks – Will identify sidewalks that need to be leveled, or replaced due to damage. MGMC (Rob) will start inspections next week.
 - Fire Lane Signage – MGMC reviewed the documentation provided by the Board (11/13/2023) from an assessment done by Northville Township Fire Marshal and did a site inspection. Homeowners will see “FS” in orange on curbs where a sign needs to be installed. MGMC (Rob) finished marking the curbs in the entire community. MGMC (JC) has reached out to Wayne County to coordinate a request to install the missing signs, and will follow-up with an in person visit.
 - 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 expected from three (3) contractors. RFPs were resent to vendors at the end of March.
- 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. One bidder 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. There are currently three interested bidders and bids are expected within 5-7 days.

- Fire Lane Signage - The Board provided background information to MGMC on 11/13/2023. Markings placed on curbs where signs are to be installed – orange “FS”.
- 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.
Revised proposal from Anchor Fence was received by VS on 4/5.

- New Action Items- None

7. TREASURER’S REPORT:

- December Financial Report –2023-year end financial reporting is complete, and has been sent to our auditor to begin an audit and tax filing preparation.

8. COMMITTEE UPDATES:

- ACC – No report

9. UNFINISHED BUSINESS:

- Stop signs (JE) – Scott Frush has submitted the Association’s request to Wayne County (March 29) for three stop signs to be placed in Stonewater.

Please note the following take-aways from the submission:

- The Service Request number is 321827.
- The County engineering department is expected to respond within two weeks of today to this request.
- The County will either call or email me with questions and/or a decision
- If there is a favorable decision, then stop sign installation should take place within five months.
- However, if we receive a favorable decision, Scott will also contact the Director of Public Services, to request to speed up the installation.
- If there is an unfavorable decision, then he will pursue making a second request with other Township officials.
- JE to follow up with Scott in the next 2 weeks

2024 Board Managed Priority Projects- (see KW PowerPoint Presentation attached)

- Overlook Trail Road Entrance Sign Repair – Completed
- Repair of Bayshore Park and Waterway Park Boat Ramps – Completed
- Shorebrook Gazebo Window Replacement – Completed
- Bayshore Park Shoreline Restoration – Completed

- Bayshore Park & 6 Mile Road Steel Pedestrian Bridges Wood Deck Replacement – Completed
- Pedestrian Paths, Phase I – Approved. May/June
- Concrete Paver Leveling -
- 7 Mile Entrance Landscape Lighting – Approved
- Manorwood Entrance South Side of Pond - Groundwater Runoff Erosion Protection – Approved April/May
- Stonewatersub.org Website Reconstruction – In Progress
- Shorebrook Park Security Camera – In Progress April/May
- Lake Fountain Shore Power Panel Replacements (4) – In Progress June/July
- Irrigation System Lake Pumps & Shore Power Panel Replacements (3) – In Progress.
- Stonewater Creek Erosion Remediation – Phase III punch list will be completed April/May.
- Engineering Design, Phase II for 6-Mile Road Fence Repair – Engineer updating drawings and specifications based on Board comments.

Unassigned Projects

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

10. NEW BUSINESS:

- None

11. NEXT MEETING:

- May 13th – Zoom webinar meeting

12. ADJOURNMENT: 7:10 PM

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