

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

May 13, 2024

Zoom Webinar Meeting

1. CALL TO ORDER: 6:39 PM

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

MGMC: JC Palmer, Alan Ruan, Vicki Strong and Rob Locher

Homeowners: J. Shah-Binghampton Ct., J. Calderon- Clairmont Circle West, C. Petersen-Clairmont Circle East,

2. INTERIM ACTION OF BOARD (Director Westermann):

- Landscape Maintenance Contract - On April 18th, the Board terminated the Association's contract with our former landscape maintenance contractor due to contract performance issues. A new 3-year contract was awarded to Ponds & Waterfalls, Inc. on April 22, 2024.
- Pine Creek Estates Property Line Fence Installation Contract- The Board awarded a contract to Trendy Iron & Fence to furnish and install approximately 160 feet of new fence along the northeast border of Bayshore Park. The new fence will extend an existing fence located between Bayshore Park and Hickory Creek Condominiums. The fence is being extended to prevent an adjacent Pine Creek Estates property owner from encroaching and trespassing on the Associations Bayshore Park property. This has been an ongoing issue for several years.
- Shorebrook Park Security Camera Internet Service Contract - The Board awarded a contract to WOW to provide internet services near the Shorebrook Park Gazebo for a security camera system.
- Shorebrook Park Security Camera Installation Contract - The Board awarded a contract to furnish and install a multi-sensor security camera on the Shorebrook Park Gazebo, which will allow the Northville Township Police Department to remotely monitor the park. Over the past several years the Association has incurred tens of thousands of dollars of cost due to property damage and vandalism to the Gazebo, removal of graffiti spray painted on the Peninsula steel bridge members and decking, and ledge rock retaining walls along the shoreline. Northville Township Police have also ticketed and removed hundreds of trespassers from the park over the past several summers.

3. COMMUNITY FORUM

- C. Petersen – Asked what the painted circles on curbs mean. MGMC responded they represent where fire lane no parking signs will be added within 15' of fire hydrants. These have been identified by the Township Fire Marshal.
- J. Shah – Wanted to express appreciation for all the work the Board has completed. Has requested quotes for new trees from our former Landscape Maintenance Contractor, but hasn't heard back from them. Asked if the termination of the Association's contract may be the reason. Director Westermann said he didn't think this was the reason. The contractor is providing landscape maintenance for several homeowner lots in the community, and is likely very busy right now, like many other landscaping companies.
- J. Calderon – Wanted to thank the Board for all the work it has completed.

4. CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – KW
- Second – JG
- Vote – Approved

5. PRESIDENT'S REPORT (Director Westermann):

- Northville Township HOA Forum
 - i. Township Supervisor Mark Abbo: Current population is approximately 32,000. Peak population is expected to be 35,000.
 - ii. Township maintains a AAA Bond Rating (there are less than 20 other communities in Michigan with this high of a rating).
 - iii. Northville Township now has three major parks: Maybury Park (~1,000 acres); Legacy Park (~350 acres on 7 Mile Road where the old Psychiatric Hospital was located); and Millenium Park (34 acres, located across from Northville High School). Derek Smith, Director of Parks & Recreation says Northville has 46% tree canopy coverage and is being referred to as a "Community within a Park".
 - iv. Legacy Park will have 17.5 miles of ADA compliant paths and trails (7 miles of biking trails); and will be the location of the new Essential Services Park Complex (Police and Fire Department) and is scheduled for completion in Spring of 2025.
 - v. Wayne County Road Improvements:
 - 1. 5 Mile Road will have three lanes from Beck to Ridge, to support development of Michigan International Technology Center and a new Meijer's.
 - 2. Ridge road will be paved between 5- and 6-mile roads.

3. Intersection of 6 Mile and Sheldon will have right turn lanes on all four sides.
 4. Approved \$5M for subdivision road repairs in 2024 to be allocated to eight (8) townships. MGMC will contact Wayne County.
 5. The township believes the only future improvement to Beck Road between 6- and 8-mile roads will be the addition of a center turn lane only.
- vi. Chief of Police – Scott Hilden
1. Chilean home invasion gang activity: surveil houses, disable Wi-Fi/Alarm Systems. Hasn't been any recent activity in Northville Township, but beware of unfamiliar cars surveilling homes.
 2. Voice Recording Scams – Using Facebook audio of video posts to capture the voice of family member, and artificial intelligence to scam another family member.
 3. Using license plate tracking to identify potential thefts.
 4. There has been a significant increase in the theft of Dodge and Kia brand vehicles.
- Association Books & Records – Kramer-Triad Management was contacted again on April 8, 2024 to find out if they located five (5) missing boxes of the Associations hardy copy records that should have been turned over in October of 2023. No response has been received.

6. PROPERTY MANAGER'S REPORT (J.C. Palmer):

- Open Action Items
 - Homeowner Property Inspections
 - Mailboxes – Inspections completed, and courtesy notices sent April 17th. All Homeowners have forty-five (45) days to complete this work. Follow up inspection will be on June 1st.
 - Street Trees – Now that all deciduous trees have leafed out, JC will initiate the street tree inspections later this week. Three MGMC staff members will be scheduled to complete this function over a two-week period or less. MGMC asked what the criteria is for compliance. Director Westermann said the tree canopies should be lifted to provide 8 feet of clearance over sidewalks and the road. Limbs should be removed around the complete circumference of the tree.
 - Sidewalks – Field Inspector Robert Locher will be assigned to this function for compliance inspection. Director Westermann stated notices should be sent to homeowners who have

adjacent sidewalk sections that are ¾-inches or more out of level with each other.

- Fire Lane Signage – The Wayne Co. Traffic Maintenance Engineer to meet on-site to discuss fire lane sign requirements and evaluate signs that are no longer reflective or in disrepair. Meeting scheduled for the 23rd at 1 pm.
- Entrance Sign Letters – Proposal requested from FastSigns Livonia on April 7th. Management has also asked Molly at Signs and More to meet at the property on Friday.

➤ MGMC Priority Projects

- 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. Inspections are on hold until a vendor is selected for the pump electrical and controls replacement work.
- 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. – MGMC reported they have contacted 15 well companies. Adams Well Drilling has provided additional details on their proposed electrical/control equipment manufacturers, which has been forwarded to Director Westermann for review. Cribley Well Drilling also provided a quote that will be included in the analysis. Lastly, LaLone Well Drilling is working to provide a quote. This company was recommended by Detroit Pump who declined to bid. Management has reached out one more time Keith S. at Detroit Pump. The Board requested MGMC to have the surveyor (Nowry) who will stake the Pine Creek Estates property boundary for the new fence installation, also mark the 822' elevation inside the manhole where the makeup well pump discharges. The well pump level controls will automatically control the operation of the makeup pump to maintain Mystic Lake and Heather Pond water levels at 822' (the EGLE permitted normal high-water mark).
- 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. Management originally solicited five vendors and has received one quote and commitments from two other contractors. However, Michigan PowerVac and Metro Environmental still

need to submit their quotes. Both companies have visited the site and their questions have been answered. Management expects to receive their quotes by Friday of this week.

- 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”. Wayne County’s Traffic Maintenance Engineer will meet on-site to discuss fire lane sign requirements and evaluate signs that are no longer reflective or in disrepair. Meeting is scheduled for the 23rd at 1 pm. The purpose of the meeting is to determine if Wayne County will provide all the fire lane signage recommended by Northville Township’s Fire Marshal. Director Gray asked MGMC to send out a reminder notice to homeowners (and their contractors) about fire lane parking restrictions. Homeowner landscape maintenance contractors are parking on both sides of the roads.
- Pine Creek Estates Property Boundary Fence – Trendy Iron Fence will complete this project. The property line will be re-staked on June 12th. Installation of the fence will be scheduled the next day. Management is confirming the vendor commitments this week to adhere to this timing giving the sensitivity of the situation. Management is also going to preemptively meet with the Township police and provide supporting documents, one week before installation.
- 6-Mile Road Wood Fence Repair – Bid requests were sent to 8 vendors, we are currently awaiting their responses. Since the deadline for submission is fast approaching, Management will once again have to chase the vendors to get at least three submissions.

➤ Common Area Inspections

- MGMC’s Alan Ruan will be inspecting shorelines, parks, and dog waste stations for any required maintenance.

• New Action Items

- \$5M has been budgeted by Wayne County for subdivision road repairs in 2024 to be allocated to eight (8) townships. MGMC to follow-up with Wayne County.
- Have surveyor staking Pine Creek Estates Property line for fence installation, also shoot 822’ elevation mark inside Mystic/Heather makeup well water pump discharge catch basin.

- The Board requested MGMC to request quotes to chemically treat any weeds growing in the roadway curb cracks and expansion joints.

7. TREASURER'S REPORT (Director Westermann):

- 2024 Assessments – Two residents have not paid their 2024 Annual Assessments and were turned over to our Collections Attorney in March.
- March Financial Statement – Close to being caught up with monthly financial statements. A March draft statement is expected early this week.
- 2023 Audit & Tax Filing – Audit is underway. Several questions were received by the auditor and responses have been provided, along with copies of several documents.

8. COMMITTEE UPDATES:

- ACC – (Director Gray) -

9. UNFINISHED BUSINESS:

- Stop signs (Director Evangelista) – Township Trustee Scott Frush is checking with Wayne County, so far there has been no action on this submittal. Our service request number is 321827.

2024 Board Managed Priority Projects (Director Westermann)

- 7 Mile Entrance Landscape Lighting – Materials expected this week, and installation will be completed in 1-2 weeks.
- Manorwood Entrance South Side of Pond - Groundwater Runoff Erosion Protection – The drainage improvement work has been completed.
- Stonewatersub.org Website Reconstruction – In process.
- Shorebrook Park Security Camera – Contract signed, and work is planned to be completed by mid-June.
- Lake Fountain Shore Power Panel Replacements (4) – In process
- Peninsula Park Pedestrian Path Bollard Lights – Quotes are being obtained to replace the two path bollard light fixtures. Management inspected the pathway lights with R.B Electric 10 days ago. Management has also scheduled to meet with Dennis of Pine Tree Lighting to provide specifications for three lighting fixture replacement options.
- Stonewater Creek Erosion Remediation – Punchlist items are being worked on to complete this work.
- Concrete Paver Leveling – Handyman maintenance contract work.
- Inspect Lake Equalization Culverts –

- Electrical Services Contract – Management asked RSC Electric to provide their services pricing list and will use that document to request pricing from three other vendors currently submitting bids to NHGC HOA for Fitness Center electrical repairs.

10. NEW BUSINESS:

- None

11. NEXT MEETING:

- June 10th – Zoom webinar meeting

12. ADJOURNMENT: 7:56 P.M.

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