

STONEWATER HOA
MEETING MINUTES – July 11, 2023

1. CALL TO ORDER: 6:32 p.m.

2. ROLL CALL:

Directors - Scott Frush, James Gray, Anindya Roy, and Kurt Westermann

Directors, Excused Absence – Jim Evangelista, Kramer-Triad’s Community Manager could not attend.

Homeowners – William Locke, Debra Locke, Chris Petersen, Robert Canzano

3. APPROVAL OF MINUTES: From June 10, 2023

Motion to Approve – Director Roy

Second – Director Westermann

Vote – All Approved

4. APPROVAL OF AGENDA:

Items added to unfinished business by Director Westermann and updates to the Treasurer’s Report agenda items.

Motion to Approve – Director Roy

Second – Director Frush

Vote – All Approved

5. INTERIM ACTION OF BOARD:

There was no interim action to report.

6. HOMEOWNER'S COMMENTS:

- *William Locke/Debra Locke:*

Mr. and Mrs. Locke shared a “generator issue”—meaning their request for a natural-gas powered generator and requested feedback on how to gain HOA approval. After discussion, it was decided that Director Gray would visit the Locke home this Friday at 10:00 a.m. to move towards a resolution. A later question by Mr. Locke was whether or not a goose roundup was executed or not.

- *Chris Peterson*

Asked Director Frush about what the Township and/or County can do regarding both reducing trespassing and policing speeds on the subdivision roads. Director Frush shared that he would respond in good order at the August meeting. Chris Peterson mentioned that he gave information obtained from a phone application to the Township on 17,000 vehicles that have driven by his home in the subdivision.

- *Rob Canzano*

Asked about the makeup well water pump for Mystic and Heather Lakes. Director Westermann responded that the well pump motor controls need to be replaced. The pump is currently controlled manually, and the new controls should allow automatic control of the pump based on lake level. In addition, programmable controls should be provided to restrict the operation of the pump outside DTE's peak electricity rate period (3:00 to 7:00 p.m.).

- *Chris Peterson*

Suggested that the HOA board should be distributing a “reminders list” of activities should be communicated to each resident annually in order to motivate residents to maintain their properties.

7. PRESIDENT'S REPORT:

There was no President's Report.

8. TREASURER'S REPORT:

Treasurer Westermann shared the following:

- (1) 2022 Audit and Tax Filing Status – Approved 2022 Year End financials were just completed and turned over to the Association's Auditor on June 26th, so the audit could be started.
- (2) 2023 January through June financial statements (promised by July 8th), have not been issued by Kramer-Triad.
- (3) Kramer-Triad is up to three (3) months behind on paying our service provider invoices.

9. PROPERTY MANAGER'S REPORT:

There was no Property Manager's Report.

10. UNFINISHED BUSINESS:

- (1) Six Mile Split Rail Wood Fence: Director Westermann said the contractor was on site June 28th and took soil borings to determine the root cause of why some of the wood fence posts (east of the Shorebrook Road entrance) are drifting toward the creek. A topographical survey was done of the rock retaining wall along the creek, fence line, sidewalk, and adjacent areas on June 30th. A report of the findings and recommendations will be provided in late August.
- (2) Gazebo Roof Replacement: Director Westermann said replacement of the cedar shingles on the two Gazebo roof's (in Shorebrook Park and Spring Hill Park) will start in the next two weeks.
- (3) Shorebrook Park Restoration: Quotes to be shared during the Executive Session for landscaping as recommended by the beautification commission.
- (4) Mystic Lake Park Trees: Quotes to be shared during the Executive Session for landscaping as recommended by the beautification commission.

- (5) Roadway Crack Sealing: Director Westermann said the work started on June 28, but rain has caused a delay in completing the work.
- (6) Stonewater Creek Erosion Remediation: Director Westermann said Phase one and Phase two are completed. Phase three will be started in mid-September and completed by the end of October. The third phase of the work is the creek between Parkshore Drive and Stoneridge Road.
- (7) Waterway Sidewalk Replacement: Director Westermann said 16 sections of sidewalk have been replaced.

- *Director James Gray*:

Noted the recent graffiti on the bridge that needs to be removed, and asked about the name of the contractor we used last summer.

11. NEW BUSINESS:

There was no New Business Report.

12. COMMITTEE REPORTS:

- *Lakes Committee (via Chris Petterson)*:

A short survey will be sent out to all residents.

13. NEXT MEETING DATE: August 14, 2023, via Zoom, @ 6:30 p.m.

14. MEETING ADJOURNMENT:

Motion to Adjourn at 7:14 p.m. - Director Gray

Second – Director Roy

Vote – All Approved