

**August 14, 2023**

**Stonewater HOA**

**Board of Directors Meeting**

**1. CALL TO ORDER:**

2. **ROLL CALL:** JE, KW, JG, SF, AR & Heather (Kramer-Triad)
  - a. **Homeowners:** Rob & Linda Canzano, Chris Petersen, Kristi Crawford, Katherine Ross

**3. APPROVAL OF MINUTES:** From July 2023

- Motion to Approve – KW motioned to table for 1 week to review.
- Second – AR
- Vote – All Approved

**4. APPROVAL OF AGENDA:**

- Motion to Approve – KW motion to approve
- Second – SF
- Vote - approved

**5. INTERIM ACTION OF BOARD:**

- None

**6. HOMEOWNER COMMENTS:**

- Rob Canzano – lake level for Mystic/Heather can level sensor for pump on/off control be reinstalled. KW replacement of the pump electrical panel and controls is included in budget for 2024. Rob recommended to put a pole in the lake with a level mark. Kat Ross said there is a stake in Heather with a mark. President Evangelista will meet with Rob Canzano to review the weir, lake level pole and well status.
- Kat Ross asked about the lake level in the agreement with Blue Heron. A discussion was had on meaning of agreement and lake level.
- Kristi Crawford – Thanked the Board for replacing several sidewalk sections in Waterway Park that needed to be replaced for some time. Asked about the website. Suggested to hire a website development company. Chris P. volunteered. Web7 was voted/chosen by Board in past.
- Chris P. – Thanked the Board for the recent replacement of the cedar shingle roofs on both Gazebo's. 7 mile waterfalls not running
- Chris P – what is status of lake survey.
- Kat Ross asked about pavers at Spring Hill Park. KW said contractor is scheduled to make repairs of the sidewalk and for lighting inside Gazebo.

**7. PRESIDENT'S REPORT:**

## **8. TREASURER'S REPORT:**

- 2022 Audit & Tax Filing Status – Auditor is waiting for response for additional information from KTM.
- 2023 Financial Statements – Heather to find out status of July report.
- Accounts Payable – Invoices are now being paid ontime.

## **9. PROPERTY MANAGER'S REPORT:**

- Site Visits – will vary. This week Wednesday.
- Heather introduced herself.

## **10. UNFINISHED BUSINESS:**

### 2023 Projects

- Electrician Services Contract – RFP needs to be developed (Kramer-Triad does not have one).
- Straighten 6 Mile Road Split Rail Wood Fence- Spicer Group has been awarded a contract to complete a field investigation to evaluate the stability of the bank of the creek and the rock retaining wall in the impacted area.
- Shorebrook Park Shoreline Restoration Near Peninsula Bridge- The Beautification Committee has developed a conceptual design for the area. Board members approved quotes, installation planned for Fall.
- Wash and Seal Stone Monument Walls – In Process
- Inspect Lake Equalization Culverts – In Process
- Website Development – Kristi Crawford
- Roadway Crack Sealing – Completed
- Concrete Paver Leveling- Maintenance handyman will follow up.
- Walking Path Annual 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.
- Stonewater Creek Erosion Remediation – – Phase I and II have been completed. Phase III, which was previously approved for early next year, may be started earlier (mid-September). If so, payments will be split between 2023 and 2024.

## **11. NEW BUSINESS:**

- Scott F. – Speeding in Subdivision. Scott went to County Commissioner (Terry Merricky) and she gave Scott a number to request stop and yield signs. 888-ROADCREW. HOA needs to make request, then Commissioner can follow up on requests. Jim E will send out email to Board asking for input (Limit to 3 suggestions).

- Heather was asked to put out a notice to homeowners that driveway aprons are their responsibility and need to be maintained.
- JG asked Heather to remind homeowners that trash cans need to be put away Monday evening. Must be put in garage or screened.

**12. Committee Reports**

- None

**13. Next Meeting Date:**

- September 19 – Annual Meeting @ Township Hall 7 PM

**14. Meeting Adjourned:**

- Motion to Adjourn JG
- Second SF
- Vote Approved.