

**STONEWATER HOA
ANNUAL MEETING MINUTES – SEPTEMBER 19, 2023**

Call to Order:

President Evangelista called the meeting to order at 7:05 p.m.

Roll Call:

Directors - Jim Evangelista, Anindya Roy and Kurt Westermann;
Homeowners – Chris Petersen, JoAnne Evangelista, Debra Westermann
Officer Mark Foster Northville Township Police

Meeting Notice:

The meeting notice was issued to homeowners on August 26, 2023, which is at least twenty (20) calendar days prior to the meeting, as required in Stonewater's By-Laws.

Determination of Quorum:

Treasurer Westermann verified that the threshold for quorum, which is 25% of eligible members, had been met through electronic voting.

President's Report – President Jim Evangelista:

- President Evangelista began the meeting by sharing the Stonewater Board of Directors' Vision for the community. (See Attachment 1)
- President Evangelista then introduced Northville Police Department's Officer Foster who discussed and circulated the department's Annual Report, which is available online. He also discussed the Lock It or Lose It and the Partners in Your Safety Programs. The Partners in Your Safety pamphlet was handed out (See Attachment 2).
- President Evangelista discussed the vandalism and bridge jumping in the community. The individual who removed and vandalized the police department's surveillance camera near the gazebo has been identified, and the police department is handling the situation. We have a committee working on proposals for permanent installation of security cameras to reduce and hopefully eliminate vandalism in this area.
- President Evangelista announced that, as of October 1, 2023, Kramer Triad will no longer be Stonewater's management company. Metro Group will be taking over as of that date and will be issuing welcome packages to all residents.
- President Evangelista announced that Director incumbents James Gray and Anindya Roy have been re-elected to the Board. As there was no other applicant for the third vacancy, the remaining Board members will need to fill the vacant position with a qualified candidate, by a majority vote, at an upcoming Board Meeting.

**Priority Projects Update - Director Kurt Westermann:
INSERT PROJECT UPDATE SLIDES**

Treasurer's Report – Treasurer Kurt Westermann:

- Treasurer Westermann stated that the 2022 audit is in the final stages of completion.
- Treasurer Westermann announced that there will not be an increase in Stonewater's assessment dues for 2024. He also wanted to remind homeowners that they should receive the annual assessment notices by November 15, 2023 and payments are due by January 1, 2024.

ACC Approval Process:

- As Director Gray was unable to attend the annual meeting, President Evangelista shared Director Gray's presentation and emphasized that all of the ACC documents are available online. President Evangelista also announced that, in the management company interim, all modification requests should be emailed to accstonewater@gmail.com. Once MGMC takes over management of the Association all ACC requests will go through them.

Community Forum:

- Chris Petersen – 18350 Clairmont Circle E
Mr. Petersen stated that he hoped Metro Group will inform homeowners of how they can get in contact with the management company and the expectation for acknowledgement as soon as they take over from Kramer Triad. Director Westermann stated that MGMC will be sending out an introductory package with contact information.

Meeting Adjournment:

Motion to Adjourn at 7:44 p.m. - Director Westermann
Second – Director Roy
Vote – All Approved

Attachments:

2023 Stonewater Annual Meeting Presentation
Partners in Your Safety pamphlet