

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

October 9, 2023

Zoom Webinar Meeting

1. CALL TO ORDER: 6:37 PM by President Westermann

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

MGMC: J.C. Palmer, Kate Oliver

Homeowners:

Randy Pedersoli – 48724 Stoneridge, Ajay Ajmera lot 385 18626 Marblehead Drive, Chris Petersen 18350 Clairmont Circle East, David Njus- 19028 Stonewater, Dragan Milojevic 18357 Clairmont Corcle West, Karen Grajewski 48210 Binghampton Ct, Kristi Crawford 48415 Binghampton Dr., Mary & Evert Arnold 49162 Parkshore Court, Steve Ling 48246 Binghampton Ct., Swarupa Das 48391 Binghampton Dr, Phil Collareno 17850 Mission Pointe.

2. APPROVAL OF MINUTES:

July 11, 2023

- Motion to Approve - JE
- Second – JG
- Vote – All Approved

August 14, 2023

- Motion to Approve - JG
- Second – AR
- Vote – All Approved

Annual Meeting September 2023

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

3. INTERIM ACTION OF BOARD:

- An Executive Session Zoom webinar meeting was held on October 5th, and the Board selected the following officers for 2023-2024:
 - Board President & Treasurer – Kurt Westermann
 - Vice President & Secretary – Jim Evangelista
 - ACC Chair - James Gray

4. COMMUNITY FORUM

- Karen Grajewski- Binghampton Court, Lot 261. Stonewater Creek behind Binghampton Court, what work is being done. It seems to have missed the length behind her house. Drain is in bad shape and looks like a flood plain. JC will contact the homeowner and review tomorrow.
- Chris Petersen – welcomed MGMC. Encouraged by MGMC visiting the subdivision and looking for appearance issues. MGMC stated Vicki is the best contact to send issues, so they get out to the MGMC staff for follow up.
- Dragan Milojevic – Welcome packages did not go to correct addresses. MGMC is working to correct these issues.
- Mary and Evert Arnold – Did not get welcome package. 49162 Parkshore Court. MGMC will send package. Arnold stated there are some attached broken branches hanging from the evergreen trees behind his home along 6-mile road that need to be removed.
- Steve Ling – Lot 247. The appearance of some lots in the community needs to be addressed. MGMC is visiting the subdivision and inspecting property, and will be notifying homeowners who need to do some maintenance.
- Randy Pedersoli – Weeds in lakes seem to be getting worse, can anything be done? Director Gray stated homeowners should use organic fertilizer to help lakes. President Westermann stated lakes are getting older and there is more bio-matter in lakes that support weeds/algae. Second, the climate is changing and water temperatures have increased supporting more weeds. The State of Michigan limits lake treatment to within 100 feet of the shoreline, the frequency of treatments, and the allowed chemicals. Residents who store boats off site or use them in other water bodies, should have their boats thoroughly cleaned before launching them in the spring to avoid introducing invasive species of weeds. An information flyer was sent out explaining how fertilizer effects the growth of algae in the lakes, and what type of fertilizer to use.
- 48391 Binghampton Drive Lot 249 – Erosion of Common Area grounds along creek is looking very bad. JC from MGMC will visit the area and assess the issue.
- Kristi Crawford – Thanked person for getting the pothole at the 7 mile and Stonewater Boulevard entrance filled.

5. CONFIRMATION OF AGENDA ITEMS

- Motion to Approve - JG
- Second – AR
- Vote – All approved

6. PRESIDENT'S REPORT:

7. PROPERTY MANAGER'S REPORT: JC Palmer

- Introduction of JC Palmer - MGMC
- Introduction Letter – MGMC is aware some of the Introduction Letter mailings were not correctly addressed. They are resending packages to homeowners they know have not received the package. MGMC is also cross-referencing addresses when they are receiving information back from homeowners.
- Site visits – MGMC just started inspecting property for curb damage, signs, mailboxes, landscaping, etc., and will be notifying homeowners where maintenance is needed.

8. FINANCIAL REPORT:

- 2022 Audit & Tax Filing Status – In final stage of review and should be issued within a week.
- 2023 Financial Statements – Kramer-Triad Management is now current with monthly financial statements. Their draft September Financial Statement is expected this week.
- Accounts Payable – Payments to service providers are now current.

9. COMMITTEE UPDATES:

- Beautification – Shorebrook Park north shore embankment (near the Peninsula Bridge) has been reconstructed and landscaped. New trees have been planted in Mystic Shores Park North.
- Lakes
- ACC – Requests are now being processed with the new management team (MGMC). A large number of requests are for installing a backup emergency generator.

10. UNFINISHED BUSINESS:

- Speeding in Subdivision. Scott Frush went to County Commissioner (Terry Marecki) 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).
- Former management company was asked to put out a notice to homeowners that driveway aprons are their responsibility and need to be maintained.
- Former management company was asked to remind homeowners that trash cans need to be put away Monday evening. Must be put in garage or screened.
- Director Evangelista will send a note to JC & Vicki to send out these 2 notices with an email blast.

2023 Priority Projects

- Straighten 6 Mile Road Split Rail Wood Fence - Phase 1, Completed
- Shorebrook Park Shoreline Restoration Near Peninsula Bridge - Completed
- Mystic Shores Park North New Trees - Completed
- Gazebo Roofs (2) Cedar Shingle Replacement – Completed
- 6 Mile Road Entrances (2) Sign Lighting Replacement – Completed
- Waterway Park Sidewalk Replacement - Completed
- Wash and Seal all Stone Monument Walls – Completed
- Roadway Crack Sealing - Completed
- Stonewater Creek Erosion Remediation – Phase III, Contractor mobilized on Friday, October 6th.

2024 Priority Projects

- Inspect Lake Equalization Culverts
- Electrical Services Contract
- Concrete Paver Leveling- Maintenance Handyman
- Boat Ramps
- Stonewatersub.org Website Reconstruction
- Peninsula Park Pedestrian Path Bollard Lights
- Straighten 6 Mile Road Spit Rail Wood Fence – Phase II
- Shorebrook Park Security Camera
- Stormwater System Inspection & Cleaning (Parkshore & Teal Lake Areas)
- Mystic/Heather Lake Makeup Well Pump Power Panel
- 6 Mile Road Irrigation System Well Pump
- Bayshore Park Shoreline Restoration
- Bayshore Park & 6 Mile Road Steel Pedestrian Bridges Wood Deck Replacement
- Pedestrian Paths – Phase I
- Lake Fountain Shore Power Panel Replacements (4)
- Irrigation System Lake Pumps & Shore Power Panel Replacements (3)
- Stonewater Creek Erosion Remediation – Phase III Completion

11. NEW BUSINESS:

- None noted

12. NEXT MEETING:

- November 13th – Web meeting

13. ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:30 PM.