

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

November 13, 2023

Zoom Webinar Meeting

1. CALL TO ORDER: 6:37 PM

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

MGMC: Kate Oliver, Vicki Strong

Homeowners: Howard Friedrichs (18438 Clairmont Circle East), Chris Petersen (18350 Clairmont Circle East), Karen Grajewski (48210 Binghamton Court), Kathrine Ross (18678 Marblehead Drive), Kristi Crawford (48415 Binghamton Dr)

2. INTERIM ACTION OF BOARD:

- October 9th Open Meeting and Executive Session minutes were approved on October 21, 2023.
- The Board unanimously approved awarding a three (3) year contract for Holiday Lighting and Decorations to Trillium Diversified Services on October 13th.
- The Board unanimously approved awarding a three (3) year contract to Serene Landscaping for Snow Removal & Deicing services on October 30th.
- The Board unanimously approved a Change Order for the Holiday Lighting and Decorations contract on November 8th to replace approximately 100 strands of dim or nonfunctional lights; replace the light hanging cable system on both sides of the 7 Mile Road and Stonewater Boulevard and 6 Mile Road and Shorebrook entrances. Due to these unforeseen changes in work, the contractor has notified the Board he will be able to complete all the main entrances by Thanksgiving Day, but may not be able to complete all the internal lighting and decorations until December 10th.
- Board approved Lake Committee survey that will be sent out.

3. COMMUNITY FORUM

- Chris Petersen – Had questions on payment profile for annual dues and client portal. Kate will contact Linda to get with Chris to resolve the issue.
- Karen Grajewski – Asked why no changes were made to the banks of Stonewater Creek behind her home on Binghamton Court. President Westermann said the purpose of the Stonewater Creek Erosion Remediation Project was to reduce soil erosion and maintain the creek water flow through the community. It was not a beautification project. Since the creek bed is relatively flat and flows straight (no sharp bends) in the area behind her home, no work

was required. The State of Michigan, Department of Environment, Great Lakes, and Energy required a permit to make any changes to the creek banks to minimize the impact on biological life. Stonewater Creek/Johnson Drain is a trout stream and tributary of the Rouge River. (The Association has a governmental agreement with the Michigan Department of Environmental Quality to maintain the creek to ensure it adequately carries water through our community.) Karen asked the Board to consider doing a beautification project in the area behind her home.

- Chris Petersen asked what the process is for submitting requests to the HOA. Kate stated the best way is to call or email Vicki Strong.

4. CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – A. Roy
- Second – J. Evangelista
- Vote – All Approved

5. PRESIDENT'S REPORT:

- I met with Northville Township Police Department (NTPD) Ofc. Dan Jones (Detective Sergeant) and Ofc. Andrew Domzalski (Community Services Officer) on Friday, November 10th.

There is an ongoing seasonal issue with vandalism, littering, and recreational trespassing in our Peninsula and Shorebrook Parks. In June/July of every summer we have had hundreds of nonresident teenagers (recreational trespassers) entering the community to jump off the bridge and hang out in our private parks. This past summer, graffiti was once again spray painted on the steel bridge, wood decking, and shoreline rock retaining walls. Seven (7) large wood fretwork panels (~2' x 8') were torn off the Gazebo and some were thrown into the lake and others broken apart. The second story Gazebo windows were all broken out a previous summer. The individuals gathering in this area have also left behind a significant amount of trash and liquor containers. There have also been numerous cars illegally parked in the fire lane on Mission Pointe and Manorwood Roads. A police report was filed for vandalism this past summer (Case 23-17270), and the Association has met with NTPD on several occasions over the past 5 years to explore and implement some deterrent measures.

NTPD Lieutenant Joshua Pike (our area Team Leader) said "This year, we directed our officers to conduct proactive patrols of the bridge/pavilion area for the duration of the summer. We will continue these proactive patrols every summer because of the issues you all are experiencing. Additionally, our officers have been directed to take strict enforcement action when they are able to stop/identify any offender(s). **In order to take enforcement action, we do need a willing complainant/victim to file a formal complaint.** If you could please

remind your residents of this requirement, as it is the only way we can take enforcement action being that it is private property. Any resident that wishes to file a formal complaint may be required to attend court proceedings.”

NTPD recommended the Association install surveillance cameras to monitor the area to provide an early warning when large groups of nonresident teenagers are gathering in the park. The Board has included the installation of video surveillance cameras in the Associations 2024 Annual Budget.

6. PROPERTY MANAGER’S REPORT:

- Site visits – MGMC is conducting site visits.
- Common Area and Property Inspections

7. FINANCIAL REPORT:

- 2022 Audit & Tax – Audit report sent to residents on October 20th. Confirmations received for a receipt of Federal Tax Return filing on October 16th, and State of Michigan Return on October 17th.
- 2023 Financial Statements – Statements are now up to date. KTM’s September Monthly Financial Statement was approved on October 31st.
- 2024 Annual Assessment Invoices – Mailed out Nov. 8th

8. COMMITTEE UPDATES:

- Beautification – No update
- Lakes – Survey questions planned to go out by year end.
- ACC – No update

9. UNFINISHED BUSINESS:

- Stop signs – Director Evangelista will send map with proposed locations to the Board and then Police Dept. and request input. Then the Map with proposed locations will be sent out to homeowners for input. Once proposed locations are agreed upon, we will request Wayne County for approval & installation.
- Resident Communications:
 - 2022 Lake Management & Water Quality Monitoring Report, and an article on Maintaining Waterfront Turf to Preserve Quality was sent to residents on October 12th.
 - An article on Proper Disposal of Swimming Pool Water was sent to residents on November 3rd.

2023 Priority Projects

- Stonewater Creek Erosion Remediation – Phase III work is now completed except punch list items.

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/Control 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

10. NEW BUSINESS:

- None

11. NEXT MEETING:

- December 11th – Zoom webinar meeting

12. ADJOURNMENT: @ 7:07 PM

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