

**STONEWATER HOA
MEETING MINUTES – December 12, 2022**

1. **Call to Order:** 6:31 p.m.
2. **Roll Call:** Directors - Jim Evangelista, Scott Frush, Anindya Roy, James Gray and Kurt Westermann; Community Association Manager (CAM) with Kramer-Triad Management – Lisa Schemanske; Homeowners - Kristi Crawford, JoAnne Evangelista, Chris Petersen
3. **Approval of Minutes:** Minutes from Board Meeting on November 14, 2022
Motion to Approve – Director Westermann
Second – Director Roy
Vote – All Approved
4. **Approval of Agenda:**
Motion to Approve – Director Westermann
Second – Director Roy
Vote – All Approved
5. **Interim Action of Board of Directors:**
There was no interim action to report.
6. **Homeowner Comments:**
 - Chris Petersen:
Chris stated that, although all of the holiday decorations are in place, lighting problems have been occurring. The contractor agreed to have Chris contact him when any of the lighting is malfunctioning. The Board thanked Chris for handling the situation.
 - Kristi Crawford:
Kristi stated that things were looking good in the subdivision and that she was pleased that the 2023 Annual Assessment invoices went out in a timely manner. She told the Board that they were doing an awesome job.
7. **President's Report:**

President Evangelista announced that he had attended the recent Partners in Your Safety meeting conducted by the Northville Police Department. The Partners in Your Safety program replaces the no longer active Neighborhood Watch program. President Evangelista will be providing Stonewater's residents with a synopsis of the program and instructions on how the community can become involved in the program.

President Evangelista also announced that a few residents have already responded to the communication soliciting for committee volunteers.

Additional volunteers are still needed for the Beautification Committee, and the Lakes Committee is in need of a volunteer to represent Parkshore Lake.

8. Treasurer's Report:

Treasurer Westermann stated that our auditor has been given all of the needed documentation in order to complete the 2021 audit and issue a final report. He is now awaiting the report and will issue a reminder to the auditor.

Treasurer Westermann stated that the financial statements through August 2022 have been approved, but that three journal entries were still needed for September statement. CAM Schemanske stated that she would work on getting the needed documents and complete September's financial statements by the end of the week.

Treasurer Westermann stated that Kramer-Triad was still behind in submitting invoices for approval and that he hasn't seen any new invoices in several weeks. CAM Schemanske stated that she will take care of any unpaid invoices on the following day.

Treasurer Westermann stated he is still waiting for a reply about Stonewater's reimbursement of ~\$2.5K of administrative services overcharges from KTM in 2021. CAM Schemanske stated KTM's Director, Tiffany Wallace, would respond by the end of the week.

All residents should have received their 2023 Annual Assessment invoices by now. CAM Schemanske will continue to issue Board requested weekly payment reminders, on Mondays, throughout the month of December.

9. Property Managers Report:

No report was provided by the property manager. The Board again requested the Property Manager to provide a report to the Board no later than the Friday before the monthly meeting. The last Management Company report was provided in August, just prior to Joe Hayes leaving KTM.

10. Unfinished Business:

2022 – Stonewater Creek Erosion Remediation Project – Phase I: To date, the project has been progressing well and is 60-70% complete. Phase I is expected to be completed within the next few weeks. Treasurer Westermann shared and discussed pictures of the various stages of Phase I with the meeting participants. He mentioned that the pedestrian bridge in Overlook Park still needed to be moved and reconstructed further south, as the creek erosion had undermined the integrity of the bridge. Once Phase I is complete and weather-permitting, the contractor may be able to begin Phase II, which is south of Stoneridge Drive towards Six Mile.

2023 – Shorebrook Park Shoreline Restoration Near Peninsula Bridge. Treasurer Westermann proposed using salvaged ledgerrock from the Stonewater Creek Erosion Remediation Project to complete the restoration of the shoreline near Peninsula Bridge. This would result in less than half the cost allocated to this budgeted item. A motion was made by Director Gray to accept Ponds and Waterfalls' quote to reuse the ledgerrock; seconded by President Evangelista; and approved by the other Directors.

For the remaining 2023 projects, Kramer-Triad will need to develop bid packages and bid out the work over the winter months, in order to get contractors lined up for the spring. Treasurer Westermann noted that Phase II of the Stonewater Creek Erosion Remediation Project needs to be included in the 2023 project list.

11. New Business:

2023 Meeting Schedule – President Evangelista announced that there will not be a meeting conducted in January, due to the proximity to the holidays. President Evangelista stated that he has arranged for three (3) in-person meetings to be conducted in the Township Hall training room next year. Those meetings will be conducted on the 2nd Tuesday of the month, rather than the 2nd Monday. CAM Schemanske will be issuing a calendar with all of the 2023 meeting dates and location, if needed, on Town Square. Kristi Crawford volunteered to try to have the in-person meetings also be attended, via Zoom, if she is available on those dates.

12. Next Meeting Date: February 13, 2023, via Zoom, @ 6:30 p.m.

13. Meeting Adjournment:

Motion to Adjourn at 7:11 p.m. - Director Gray

Second – Director Frush

Vote – All Approved