

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

December 11, 2023

Zoom Webinar Meeting

1. CALL TO ORDER: 6:34 PM

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

MGMC: Kate Oliver, Vicki Strong,

Homeowners: Susan Venegas Lot 28 48742 Stoneridge Drive, Kathrine Ross
(18678 Marblehead Drive),

2. INTERIM ACTION OF BOARD:

- None.

3. COMMUNITY FORUM

- None

4. CONFIRMATION OF AGENDA ITEMS

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

5. PRESIDENT'S REPORT:

- Shorebrook Park Security Cameras – On December 7th he had a 30-minute video conference call with Motorola Solution's David Howard to learn more about the Avigilon Security Cameras recommended by Northville Township Police Department (NTPD). Motorola Solutions owns Avigilon. David introduced their Avigilon cameras and demonstrated their AWARE monitoring software capabilities. Motorola Solutions will refer the Association to a local integrator.
- Association Books & Records – This morning, Kramer-Triad Management (KTM) turned over two of seven boxes of the Associations hard copy records. The two boxes contained financial records. We are still missing a third box of financial records, three boxes of Architectural Control Committee (ACC) records, and one box with the Association's permanent records. Rachel DeTar, KTM's President emailed him this morning and said: "We very recently acquired an updated storage facility and are in the process of auditing and organizing all storage

boxes. This will be occurring over the next couple of weeks. I will keep you updated on our progress.”.

- Storm Sewer System Inspection and Cleaning Bid Packages – Last week Spicer Group provided the last two draft bid packages for review and comments. Over the winter, the Association intends to issue the first bid package covering the Parkshore and Teal Lake storm sewer systems.

6. PROPERTY MANAGER’S REPORT:

- Open Action Items
 - Association Bank Accounts Opened
 - Draft October Financial Package is being worked on.
 - Michigan Nonprofit Corporation Report & Fee (Due 10/1)- Vicki to check if KTM has paid.
 - Common Area Inspections -
 - Homeowner Property Inspections
 - Mailboxes
 - Street Trees
 - Sidewalks
- New Action Items
 - 2024 Priority Projects – Draft Bid Schedule
 - Irrigation System Maintenance Contract - Bid

7. FINANCIAL REPORT:

- October Financial Statement – Erin is actively working on Stonewater Financial Reports.
- 2024 Annual Assessment Invoices – Mailed out Nov. 8th.
MGMC Email Blasts - 2024 Annual Assessment Due 1/1/2024 Reminders (13th, 20th, and 27th) - Calendar reminders set, email draft to be sent to the Board.

8. COMMITTEE UPDATES:

- Beautification – No update
- Lakes – Lake Survey (December 4-18th) - Vote HOA Now sends periodic reminders to residents who haven’t taken the survey. The draft 2023 Lake Management Plan report has been issued for review and comments. Once it is approved, it will be sent out to the community.
- ACC – No current approvals pending

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.

- Contacted Officer Adam Micek (Traffic Enforcement & motor carrier officer), working to schedule a time to review proposals.

2023 Priority Projects

- Stonewater Creek Erosion Remediation – Phase III construction work is now completed, except punch list items that will be completed next Spring.

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 Punchlist Completion

10. NEW BUSINESS:

- None

11. NEXT MEETING:

- February 12th – Zoom webinar meeting

12. ADJOURNMENT: @ 6:57 PM

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