

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

June 10, 2024

Zoom Webinar Meeting

1) CALL TO ORDER: 6:36 PM

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

MGMC: JC Palmer, Kate Oliver and Vicki Strong

Homeowners: Brian & Donna Ghesquiere 18600 Marblehead Drive, Christina Nguyen 18813 Stonewater Blvd., Mark & Eskuto Freundl 18986 Overlook Trail, J. Shah 48253 Binghampton Court, Robert Canzano 48077 Four Seasons, Katherine Ross 18678 Marblehead Drive, Murali 18717 Clover Hill Ct., John Savona 18514 Clairmont Circle East, Ajay Ajmera 18626 Marble Head

2) INTERIM ACTION OF BOARD (President Westermann):

- Approval of Refunds for Homeowner Overpayments – The Board approved sending refund checks to homeowner's who overpaid their annual assessment.

3) COMMUNITY FORUM

- **Katherine Ross-** Heather Lake questions. Heather and Mystic Lake Makeup Well Water Pump electrical and level controls replacement. Lake treatments were missed that created algae and weed growth. How will level of lake be maintained and when will lake well pump be turned on. Connection pipe between Heather and Mystic Lake needs to be checked/cleaned to keep lake levels even. Will there be weed cutting on the lakes? Low lake levels create weed growth.
 - i. President Westermann said the makeup well water pump will be manually operated until the new electrical automated on/off level controls are installed. Bids for the new level controls will be reviewed this evening. The Mystic and Heather Lake cross connection pipe is clear. Water has been observed flowing into both lakes when the makeup well water pump is running. Heather Lake algae treatments were delayed one month as planned and documented in the Lake Management Plan (provided to all homeowners) to promote the growth of good algae and noninvasive aquatic plants, and help reduce the amount of nuisance Oscillatoria algae. In addition, in May, EutroSORB was added to Heather Lake to improve water quality. EutroSORB binds with the excessive phosphorous in the water column and settles to the bottom and is no longer bio-available for

uptake by algae or submerged aquatic plants. Heather Lake will be treated with EutroSORB or chelated algaecide the rest of the summer. Heather Lake residents were also sent a letter (via email and U.S. mail) asking them not to fertilize their grass. If absolutely necessary, fertilizer with 0% phosphorus should be applied.

- **Mark Freundl** – Expressed concern about the Association’s landscape maintenance contractor storing mulch and equipment on an Overlook Trail Road vacant lot. This has happened multiple years. Can this be stopped? Also, the Mystic Cove ‘Stonewater’ entrance sign needs to be replaced. Can an urn with flowers be added to the Overlook Trail Road entrance.
 - i. President Westermann stated that there was a misunderstanding with new landscape maintenance contractor. The Association has a new Management Company and a new Landscape Maintenance contractor. Unfortunately, the Associations’ former Management Company (Kramer-Triad Management) only informed the Board last year about Great Oaks dumping some mulch onto Overlook Trail Road roadway in the fire lane. As soon as the new landscape maintenance contractor was made aware of the situation, he promptly moved the mulch to one of the Association’s Parks. The Mystic Cove ‘Stonewater’ entrance sign is currently being repaired. Urns were added in 2022 to boulevard entrance monument walls. The Mystic Cove entrance off of 7-mile road, and the entrance off of Ridge Road, do not have boulevard entrance monument walls.
- **Jay Shah** – He has received some Courtesy Notices. Will he receive a response from the Management Company after returning the completed form sent with the Courtesy Notice?
 - i. JC Palmer said yes, they are in the process doing follow-up of inspections.
- **Rob Canzano** – Interconnecting pipe between Heather and Mystic Lakes. Rob inspected the pipe and it appeared to be obstructed with sand and weeds. This pipe needs to be inspected to determine if it needs to be cleaned. Are there any plans for annual flowers at the entrances?
 - i. President Westermann said water is flowing out of the pipe, however, the area around the pipe may need to be cleaned again. It was cleaned out with a mini excavator a few years ago. Prevailing winds push silt into this small alcove area located at the north end of Mystic Lake. The plan is to have this area inspected and cleaned out, if necessary, along with the storm sewer cleaning work around Parkshore and Teal Lakes this summer.
 - ii. Annuals flowers are now planted in the urns on the boulevard island monument walls. Flowering perennials were installed in 2022 to replace some of the other annuals.
- **Raina Eljwad** – Installed a whole house generator on the side of her home and received a Violation Notice.
 - i. ACC (Director Gray) stated mechanicals need to be installed at rear of home. Generators and A/C units also need to be screened with evergreen plantings.

- **Katherine Ross** – Mystic Shores Park there is a tree that looks it was hit by lightning and in need of removal/replacement. Can Mystic Shores Park be inspected and maintained.
 - i. President Westermann stated the new landscape maintenance contractor is catching up on a lot of overdue landscape maintenance left by the previous contractor. They will be removing more dead trees and branches throughout the common areas.
- **Brian & Donna Ghesquiere** – Is there a plan for a goose roundup?
 - i. President Westermann stated that the State of Michigan is still prohibiting any roundup and relocation of geese. However, they did start permitting nest egg destruction this past Spring to help control the population, and the Association contracted for these services.

4) CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – KW
- Second – AR
- Vote – Approved

5) PRESIDENT’S REPORT (President Westermann):

- **Association Books & Records** – President Westerman reported that after seven (7) months of follow up, the Associations’ permanent record documents have been located by Kramer-Triad and will be turned over to Vicki Strong (MGMC).
- **Landscape Maintenance Contract** – President Westermann showed PowerPoint slides of ongoing landscape maintenance contract work throughout the Common Areas.
- **Roadway curbs, concrete pavers, and asphalt paved pedestrian pathway** - weeds in these areas will be treated throughout the community.

6) PROPERTY MANAGER’S REPORT (J.C. Palmer):

- **Open Action Items**
 - Homeowner Property Inspections
 - Mailboxes – Inspections completed, and courtesy notices sent April 17th. All Homeowners have forty-five (45) days to complete this work. – Follow up inspections completed. Letters are currently being prepared for the Board to review and approval of \$100.00 fines being levied to noncompliant accounts.

- Street Trees – Now that all deciduous trees have leafed out, JC will initiate the **street tree inspections by May 20th**. Three MGMC staff members will be scheduled to complete this function over a two-week period or less. Tree canopies should be lifted to provide 8 feet of clearance over sidewalks and the road. Limbs should be removed around the complete circumference of the tree. – Street tree inspections were completed on June 8th. Rob Locher will begin working at MGMC full time beginning July 1st, so he will be available more often for site inspections.
- Sidewalks – Field Inspector Robert Locher will be assigned to this function for compliance inspection. Adjacent sidewalk sections that are ¾-inches or more out of level with each other need to be replaced. - Anticipated start date: First week of July (coincides with Rob Locher’s availability).
- Fire Lane Signage – The Wayne Co. Traffic Maintenance Engineer to meet on-site to discuss fire lane sign requirements and evaluate signs that are no longer reflective or in disrepair. – Met with Eric Lentz from WCRC on May 30th. Notified to him the current issues with fire lane signs, which will also be discussed during the Executive Session. The project will be split into phases with approximately 20 signs installed each year.
- Entrance Sign Letters – MGMC has asked Molly at Signs and More to meet at the property on **Friday, May 17th**. - Met with Molly from Signs & More, they will be generating a proposal for the Board to review shortly.

➤ MGMC Priority Projects

- Well Pump Inspections (2) – 6 Mile Irrigation Well Pump & Mystic/Heather Lake Makeup Well Pump – The Board provided the documentation for a request for quotation to MGMC on January 3, 2024. Inspections are on hold until a vendor is selected for the pump electrical and controls replacement work. Management would like to schedule an inspection in July with the chosen vendor.
- Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement – The Board provided a Contract Agreement & Scope of Work Provided to MGMC on February 3, 2024 to issue for bids. – MGMC reported they have contacted 15 well companies and received only two bids. Adams Well Drilling has provided additional details on their proposed electrical/control equipment manufacturers.

Cribley Well Drilling also provided a quote that will be included in the analysis. Lastly, LaLone Well Drilling is working to provide a quote. This company was recommended by Detroit Pump who declined to bid. Management has reached out one more time Keith S. at Detroit Pump. The Board requested MGMC to have the surveyor (Nowry) who will stake the Pine Creek Estates property boundary for the new fence installation, also mark the 822' elevation inside the manhole where the makeup well pump discharges. The well pump level controls will automatically control the operation of the makeup pump to maintain Mystic Lake and Heather Pond water levels at 822' (the EGLE permitted normal high-water mark.). MGMC needs to provide the Board a bid summary and recommendation.

- Stormwater System Inspection & Cleaning (Parkshore & Teal Lake Areas) – The Board provided MGMC a Contract Agreement and Scope of Work to MGMC on February 8, 2024. Management originally solicited five vendors and has received one quote and commitments from two other contractors. However, Michigan PowerVac and Metro Environmental still need to submit their quotes. Both companies have visited the site and their questions have been answered. Management expects to receive their quotes by Friday, May 17th. – Bids have been received from three vendors. Advanced Underground, Metro Environmental, and PowerVac of MI. The Board requested MGMC to also request bids for the 2025 and 2026 bid packages, with the intent on signing a three-year contract if the overall cost can be reduced.
- Fire Lane Signage - The Board provided background information to MGMC on 11/13/2023. Markings placed on curbs where signs are to be installed – orange “FS”. Wayne County’s Traffic Maintenance Engineer will meet on-site to discuss fire lane sign requirements and evaluate signs that are no longer reflective. Management will discuss with the Board the priority areas that should be addressed, assuming a phased approach of installing 20-30 signs each year.
- Pine Creek Estates Property Boundary Fence – Trendy Iron Fence will complete this project. The property line will be surveyed and re-staked on Tuesday, June 11th. Installation of the fence will be scheduled the next day. MGMC will preemptively meet with the Township police and provide supporting documents, one week before installation. The surveyor will also determine and mark the 822’ level in the

makeup well water pump catch basin for the Mystic and Heather lakes automatic makeup well water pump on/off level control.

- 6-Mile Road Wood Fence Repair – Bid requests were sent to 8 vendors, we are currently awaiting their responses. Since the deadline for submission is fast approaching, Management will once again have to chase the vendors to get at least three submissions. – Management has had difficulty receiving bids for this work. Met w/ Green Lawn to discuss the project, and a meeting is scheduled with an additional vendor this week. Ponds & Waterfalls has submitted their proposal for this work.
- Electrical Services Agreement (ESA) – An ESA will not be created until vendors have confirmed their interest in the replacement of outdoor lighting fixtures. Pine Tree Lighting has provided pricing for lighting fixtures, and Adams Electric Shop has requested clarification on the Scope of Work.

➤ Common Area Inspections

- MGMC’s Alan Ruan will be inspecting shorelines, parks, and dog waste stations for any required maintenance. – Alan is on site today, Monday, June 10th, and will report any violations to our office for Board review.

• **New Action Items**

- \$5M has been budgeted by Wayne County for subdivision road repairs in 2024 to be allocated to eight (8) townships. MGMC to follow-up with Wayne County.
- Have surveyor staking Pine Creek Estates Property line for fence installation, also determine and mark 822’ elevation mark inside Mystic/Heather makeup well water pump discharge catch basin.

6. TREASURER’S REPORT (Director Westermann):

- April Financial Statement – The April Financial Statement has been approved. MGMC is working on May Statement. MGMC will then be caught up on financial reporting.
- 2023 Audit & Tax Filing – The audit is ongoing and is expected to take 3-4 weeks to complete.

7. COMMITTEE UPDATES:

- Architectural Control Committee (ACC) – (Director Gray) – No major issues with open requests. Homeowners need to understand that any exterior architectural or landscaping modifications need to be approved by the ACC.

8. UNFINISHED BUSINESS:

- Stop signs (Director Evangelista) – Scott Frush (Northville Township Trustee) submitted our request to Wayne County for additional stop signs. Our service request number is 321827. Wayne County responded that a road survey needs to be done. No date has been set for this yet.

2024 Board Managed Priority Projects (President Westermann)

- 7 Mile Entrance Landscape Lighting – Installation this week.
- Stonewatersub.org Website Reconstruction – In process.
- Shorebrook Park Security Camera – Should be installed by end of month
- Lake Fountain Shore Power Panel Replacements (4) – Should be installed by end of next month
- Stonewater Creek Erosion Remediation – In process of approving final payments to contractor

9. NEW BUSINESS:

- None

10. NEXT MEETING:

- July 8th – Zoom webinar meeting

11. ADJOURNMENT: 8:11 P.M.

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