

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

August 12, 2024

Zoom Webinar Meeting

1) CALL TO ORDER: 6:33 P.M.

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

MGMC: JC Palmer, Kate Oliver, Vicki Strong

Homeowners: Alexander Shalhoub-47680 Manorwood Drive, Chris Petersen Clairmont Circle East, Randy Pedersoli 48724 Stoneridge, Laura Kurtz 48135 Manorwood Drive, Nagesh Gummadi 17959 Mission Pointe, William Locke 47995 Manorwood Drive, Shavi Sarna 47924 Manorwood

2) INTERIM ACTION OF BOARD (President Westermann):

- None

3) COMMUNITY FORUM

- Chris Petersen – The lake treatment of weeds for Stoneridge and Teal Lakes has been excellent this summer, there are fewer weeds than in the past few years.
- William Locke – There has been heavy traffic on Manorwood Drive, frequent speeding, including some crashes into four (4) mailboxes and trees. He asked about adding speed bumps. President Westermann asked homeowners to call Northville Township Police Department (NTPD) and file a complaint. Residents were reminded that the roads are owned by Wayne County and traffic enforcement is the responsibility of NTPD. The Association is working with Wayne County to reinstall some missing fire lane signs, and new stop signs at three north-south thoroughfare intersections.
- Laura Kurtz - Also complained about speeding and asked about the initiative to install new stop signs. President Westermann responded that we are working with Wayne County on this issue, Kurt suggested Laura contact Scott Frush

(Northville Township Trustee and resident) and ask for his follow up and support of the Association's request to add the new stop signs.

- Nagesh Gummadi - Received fine for his mailbox. He has tried to contact MGMC for clarification, and hasn't received a call back. Kate Oliver will contact Nagesh to discuss further.
- Shavi Sarna - Is new resident of Stonewater. He received a mailbox fine that he believes the original notice went to the previous homeowner. He said his mailbox has been repaired. Kate will contact him to discuss.
- Alex Shalhoub – Asked to have a meeting with Board to review concerns. Mr. Shalhoub was advised he need to communicate all concerns through the Association's collections attorney.
- Randy Pedersoli – Requested a call concerning the notice he received about his mailbox. Kate Oliver will give him a call.

4) CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – KW
- Second – JE
- Vote – Approved by all

5) PRESIDENT'S REPORT (President Westermann):

- **Community Update** – See attached August PowerPoint presentation for details.

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

- **Homeowner Property Inspections**
 - Mailboxes – Inspections completed, and courtesy notices sent April 17th. All Homeowners have forty-five (45) days to complete this work.
 - ❖ Number of Reinspection's -
 - Number Corrected – 144 corrections completed prior to reinspection and second letter being issued.
 - Number of Fines Issued – 77 second notice letters (\$100 fines) issued to Homeowners. However, 41 Courtesy Notices were issued with a 10-day correction period, instead

of 45 days. New notices will be issued giving these 41 homeowners a 45-day correction period.

- **Current Status - Reinspection of 34 2nd notice mailboxes will commence on/after August 19th. Reinspection of 41 courtesy notice will commence on/after September 6th.**

- 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 reportedly completed on June 8th. **Correction – final trees were inspected August 8th.**
 - ❖ All street tree inspections were not completed until the first week of August.
 - ❖ 17 trees were incorrectly marked. Inspector removed green paint from those trees this week. **Rob's report is being revised to reflect the removal of 17 trees and sent to the Administrative Team for processing of Courtesy Notices.**
 - ❖ Number of Courtesy Notices to be issued (allow 30 days to comply) – Not provided.
- Sidewalks - 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).
 - ❖ It is too late now to start these inspections, so this activity will be deferred until mailbox and street tree reinspection's are minimal. **We will inform Rob that this inspection project has been delayed until the need for mailbox and street tree follow up inspections, Common Area follow-up inspections, and other open violations has been reduced.**

- **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.

- ❖ Management is hopeful that this project can be completed in two weeks.
- ❖ Management will complete the pump system inspections with Adams Well drilling during the installation of the new equipment.
- 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. A contract was awarded to Adams Well Drilling.
 - ❖ Management spoke with Brody at Adams Well Drilling; he was waiting to hear back from his electrical supplier today who was supposed to have the equipment ready for installation in two or three weeks back on July 1st.
 - ❖ The Board reminded the Management Company that the contractor is supposed to submit for owner approval, manufacturer information for the electrical components, and electrical drawings for the custom electrical/control panel.
 - ❖ Contractor Expected Installation Completion Date – By the end of July.
 - ❖ Status – Contractor will start the installation next week.
- 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.
 - ❖ The Board awarded a three-year contract to Metro Environmental Services.
 - ❖ Start date – No update provided.
- 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”. Met with Wayne Co. Traffic Maintenance Engineer Eric Lentz on May 30th. Notified him of the current issues with fire lane signs. On June 10th the Board requested MGMC to send Wayne County a request to install approximately 20 fire lane signs/year in the three phases (Phase 1 - Manorwood-Clairmont East-Stonewater Blvd North; Phase 2 - Stonewater Blvd Sout-Clairmont West-Parkshore Drive-Sheffield; Phase 3 – All other streets and cul-de-sacs).
 - ❖ Date notification sent to Wayne County – Monday, July 8th.
 - ❖ Response from Wayne County – Eric is anticipating a project start

of August 12th. He has promised to contact Management in early August to confirm.

- ❖ Management is also remarking those locations this week so that Eric Lentz will be able to easily identify and set his installation marker locations. On August 8th, the inspector refreshed the markings on the wrong streets (Stonewater and Sheffield entryway locations) instead of the north thoroughfare route from Manorwood to Stonewater Boulevard. The inspector was given the Board's map, and he refreshed the markings on the correct streets.
- ❖ Date Wayne County will install posts and signs starting – No update provided.
- 6-Mile Road Wood Fence Repair – The Board provided MGMC a bid package on 4/27/2024. Bid requests were sent to eight contractors, only Ponds & Waterfalls has submitted a quote.
 - ❖ AF General Fence – Management has been pressing Alberto Fragozo to meet and review the specification on site to perform the fence work and provide a quote. S&S Concrete has provided a quote to install the 115 linear feet of concrete sidewalk.
 - ❖ Greenlawn Landscaping - Brian Frazer has provided a full-service quote.
 - ❖ Bids will be reviewed during Executive Session.
- Lighting Replacement Work - The Board provided MGMC a Scope of Work to replace Gazebo (2) lighting; under Peninsula bridge; and in Peninsula Park on May 23, 2024.
 - ❖ Quotes received from – Adams' Electrical and RCI Electric
 - ❖ Management will spend this week chasing vendors for at least two more quotes for the two specified Sternberg bollards for along the pedestrian pathway in Peninsula Park.
 - ❖ Status – No update provided.
- 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.
 - ❖ Proposal received – Proposals originally sent to the wrong email. Management now has the original proposal from Signs and More and will discuss the next steps to repair the following signs:

- The Overlook Trail (replace “n” on placard sign)
 - Manorwood Drive (refasten “O” to wall, and replace “N”)
- ❖ Management has also asked Trikes Sign to meet on the property and discuss possible solutions. An update will be provided in two weeks.
- Sunken Catch Basins & Potholes – Wayne County Connect App submittal reports for each nearest address – Rob Locher will begin reporting road hazards through the app beginning week of July 22nd and provide copies of the Board reports.
 - ❖ No reports have been submitted by MGMC.
- **Common Area Inspections**
 - Shoreline, Parks, & Dog Station Inspections - MGMC’s Alan Ruan will be inspecting shorelines, parks, and dog waste stations for any required maintenance. Alan was on site today, **Monday, June 10th**, and reported violations.
 - ❖ Number of Courtesy Notices Issued – A new map of approximately 30 compliance issues has been sent to MGMC administrative support, and those notices have been sent.
 - ❖ Reinspection Date – August 8th
 - ❖ Status – MGMC will put more focus on following up on these inspections.
- **New Action Items**
 - None

7) TREASURER’S REPORT (Director Westermann):

- July Financial Statement – Expected to have draft in next few days.
- 2023 Audit & Tax Filing – Auditor waiting to receive MGMC’s signed Management Representation letter and copies of a few more invoices. The final audit reports will be distributed to homeowners via email once complete.
- 2024 Reserve Study – Draft will be reviewed in Executive session.
- 2025 Draft Budget – Draft will be reviewed in Executive session.

8) COMMITTEE UPDATES:

- Architectural Control Committee (ACC) – (Chair, Director Gray)
 - Solar System Policy – Draft policy will be reviewed in Executive session.

9) 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. JC will send Director Evangelista Eric Lentz's (Wayne County Traffic Maintenance Engineer) contact information.

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- September 17th Annual Meeting – Zoom webinar meeting

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at:

7:15 P.M.