

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

November 19, 2024

Zoom Webinar Meeting

1) CALL TO ORDER: 6:40 P.M.

ROLL CALL: Directors: K. Westermann, A. Roy, J. Evangelista, James Gray
(Absent)

MGMC: JC Palmer, and Vicki Strong

Homeowners: Brian & Donna Ghesquiere, 18600 Marblehead Drive; Chris Petersen
18350 Clairmont Circle E; John Tatge 18339 Fiddlers Cove; Mary Steinig, 18241
Parkshore Drive; Rania El-Jawad, 18091 Peninsula Way; Thomas Miller, 48232
Four Seasons Blvd.

2) INTERIM ACTION OF BOARD (President Westermann):

- None

3) COMMUNITY FORUM

- a) Chris Petersen – Thanked Board for the restoration of the Spring Hill Park gazebo lighting. Wanted to know when holiday lights will go on – President Westermann said this week lights should be functional.

4) CONFIRMATION OF AGENDA ITEMS

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

5) PRESIDENT'S REPORT (President Westermann):

- **Community Update** – See attached PowerPoint from President Westermann

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

- **Homeowner Property Inspections**

- Street Trees

- ❖ Courtesy Notices Issued – 144 notices were sent with first batch.
 - ❖ 2nd Notices Issued – 3 (three) trees still in need to be pruned.
 - ❖ **All street tree canopies are now complete.**

- Shorelines

- ❖ Courtesy Notices Issued – 41 1st notices have been sent out.
 - ❖ 2nd Notices Issued – shoreline inspections were completed in October. MGMC will provide the number of 2nd notices sent; and will confirm they are not 1st notices (i.e. first inspections).
 - ❖ **Transitioning all compliance items to Vantaca – any shorelines in November through March will need to be addressed by springtime with a May 1st deadline.**

- Sidewalks

- ❖ **Management will begin inspections in December with repairs made by May 15, 2025.**

- **MGMC Priority Projects**

- Well Pump Inspections (2) – 6 Mile Irrigation Well Pump & Mystic/Heather Lake Makeup Well Pump – Deferred until next spring.
 - Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement – The well pump was placed into automatic level control on October 1, 2024.

- ❖ Pump is not permitted to operate during peak electrical rate period (3:00 to 7:00 p.m.). However, it will be adjusted to 2:00 p.m. – 8:00 p.m. to account for day light savings time. The pump is currently prohibited from running between 1:00 – 8:00 p.m., and needs to be reprogrammed.
 - ❖ Programming for pump accumulative run time displayed on front panel needs to be corrected.
 - ❖ Contractor needs to provide a wiring diagram for the power/control panel.

- ❖ (On October 19th President Westermann reported to the contractor the following problems: Although the pump operated to restore the lake level and shutdown last week, it did not turn back on when it should have, due to low lake level. The “Hand” indicating light on the control panel is also not illuminating when the HAND/OFF/AUTO control switch is placed in “HAND”. On October 23rd, MGMC and President Westermann met with the contractor at the well pump. A megger test was performed on the well pump motor and it passed the test (22 Giga-ohms); however, the motor starter had failed and there was evidence of arcing across the motor starter contacts. The motor starter will need to be replaced.)
- ❖ **Corrections are still needed to the PLC programming and display indicators. Contractor also needs to furnish a Control Panel Schematic/Wiring Diagram.**
- Stormwater System Inspection & Cleaning (Parkshore & Teal Lake Areas)
 - ❖ Cleaning status – The work was completed by Metro Environmental Services last Thursday, October 17th. A Spicer Group engineer was on site part-time over the past four (4) weeks to witness the cleaning and inspection work. Approximately 10,000 linear feet of pipe was cleaned and 150 catch basins. There are three locations (MH17, MH13-A, undocumented tie-ins to MH-71, and RY16) where residents have installed fences or plantings in easements and the contractor was not able to access the storm sewer system to perform maintenance.
 - ❖ **Management has received FOIA documents for encroachment of MH17 easement for Board review.**
- Fire Lane Signage - 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.
 - ❖ Date Wayne County will start installing posts and signs – Eric Lentz will need approximately two more weeks to finalize the fire lane sign installation. Management will continue following up with calls every two weeks. Estimated start date is in late November.

JC said Eric Lenz has been on site and noted there are some issues installing signs due to street tree locations.

❖ **Management is still in contact with Eric Lentz weekly.**

○ Entrance Sign Letters

❖ Overlook Trail sign will be completed and delivered to MGMG's office by October 15th. The handyman will complete the reinstallation.

Beck Entrance sign – trying to custom fabricate a letter in PVC to match the existing sign to repair the "N". New letter should be ready by mid-November.

Signs and More has delivered the repaired Overlook Trail entrance sign. Ponds & Waterfalls will install the week of Thanksgiving.

○ Sunken Catch Basins & Potholes

❖ Wayne County Commissioner – President Westermann has been in contact with Terry Marecki's office.

❖ **Rob Locher has put together a map of locations and supporting pictures. Vicki Strong to provide to the Board for its ongoing communications with Wayne County Road Commission.**

• **Winter Inspections**

○ **MGMC will discuss with the Board in Executive Session, prioritization of the following inspections to be done during the winter.**

❖ **Sidewalks**

❖ **Minimum Front & Backyard Trees**

❖ **AC & Standby Generator Evergreen Screening**

❖ **Painting**

• **New Action Items**

○ None

7) TREASURER'S REPORT (Treasurer Westermann):

- June Financial Report - After our June Financial Statement was approved, a \$25 late fee was added to someone's account that changed our financial results. A revised report was issued, however, the cover page needs to be updated to say "June" (not "October").
- August Financial Report – Waiting for a journal entry correction, and responses to other issues raised in an October 24, 2024 email.
- September Financial Statement – Waiting for draft.
- October Financial Statement – Waiting for draft.
- 2023 Audit & Tax Filing – Draft Report submitted for review.
- 2025 Annual Assessment Invoices – Copies emailed on November 18, 2024. (Hard copies were mailed on Friday, November 22, 2024.)

8) COMMITTEE UPDATES:

- Architectural Control Committee (ACC) – Chair, Director Gray (Absent)

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.
- JC (MGMC) & Director Evangelista will call Eric Lentz later this week to follow up.
- **JC & Director Evangelista discussed this with Eric Lentz, he stated that per Michigan code Stop Signes cannot be used to control speeding. JC will follow up and ask Eric to put this response in writing, site Michigan code.**

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- December 17th (Tuesday) – Zoom webinar meeting

12) ADJOURNMENT:

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

7:24 P.M.

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NOVEMBER BOARD MEETING UPDATE

SHOREBROOK & SPRING HILL PARKS GAZEBO'S – NEW LED LIGHTING



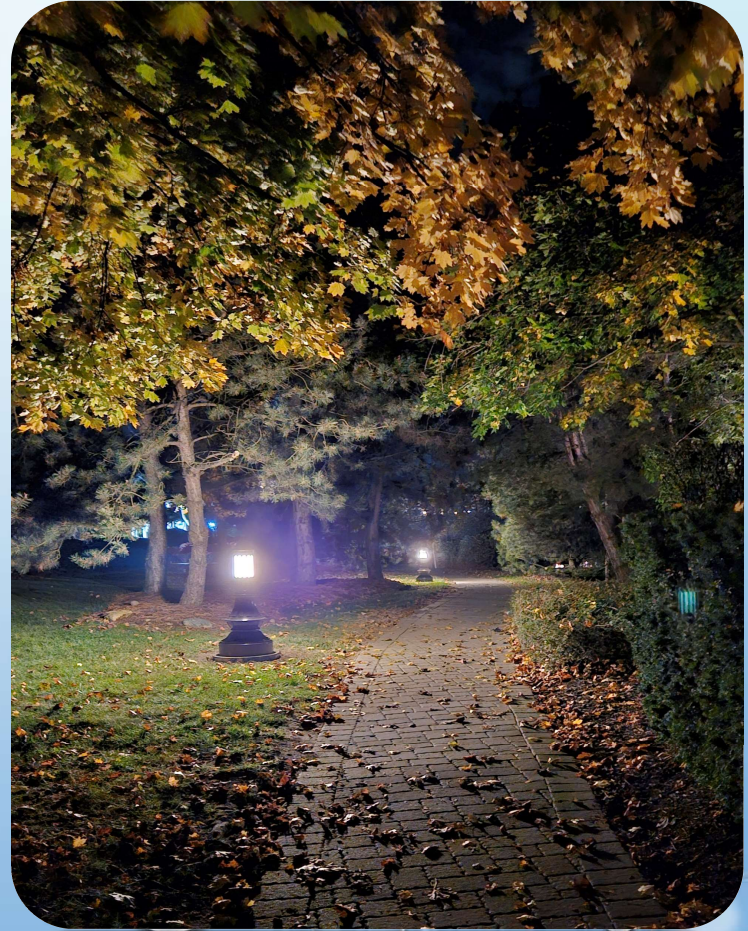
PENINSULA BRIDGE NEW LED LIGHTING



SHOREBROOK PARK NEW LED LIGHTING



PENINSULA PARK PATHWAY & LANDSCAPE LIGHTING



6 MILE ROAD WOOD FENCE REPAIR



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HEATHER & MYSTIC LAKES MAKEUP WELL WATER PUMP LEVEL CONTROLS



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