

STONEWATER HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING

December 17, 2024

Zoom Webinar Meeting

**1) CALL TO ORDER: 6:32 P.M.**

**ROLL CALL: Directors:** Kurt Westermann, Anindya Roy, Jim Evangelista, James Gray, John Tatge

MGMC: JC Palmer, and Vicki Strong

Homeowners: Chris Petersen - 18350 Clairmont Circle East, Lot 205, Scott Bobin - 17376 Parkshore Drive, Lot 365; Phil Collareno - 17850 Mission Pointe, Lot 31; Ellen Mady - 18028 Peninsula Way, Lot 47.

**2) INTERIM ACTION OF BOARD (President Westermann):**

- On December 14, 2024, the Board appointed John Tatge to the open board seat (until the 2025 Annual Meeting and Board of Director's election).

**3) COMMUNITY FORUM**

- a) **C. Petersen** – Thanked Board and MGMC for regular monthly meeting invites and visibility of financial details. He also likes the monthly reviews of the ongoing work in the community to let everyone know what is being done. He said it is disappointing so few homeowners attend Board meetings.
- b) **S. Bobin** – Question: Installation of fire lane signs, Kurt explained the history of the need for the signs to allow emergency vehicles access. Northville Township Fire Marshal requested the Association to install missing signs. Scott noted the new signs are on steel U-Channels and are not like the decorative posts. MGMC explained that the signs are the responsibility of Wayne County, Northville Hills East & West have the same signs, and the cost of the decorative posts (installed by the developer) would be a significant additional cost.
- c) **P. Collareno** – Thanked Board and Management Company for the work being done and thought the Association dues are appropriate. He would like to see a few more holiday lights installed. Asked about the spacing of the fire lane signs because they seem too far apart; status of the installation of some new stop signs along the major north-south streets through the community; and if deicing salt is only applied at intersections. President Westermann said there are some streets where there are missing fire lane signs and the Association is working with Wayne County to provide the missing signs. Wayne County has told the

Association a traffic study must be done to justify installing additional stop signs. The storm sewer drains located in our roadways all discharge into the lakes. Therefore, to minimize the impact on the lake ecology (salt kills the lake ecology), the Association's contractor normally applies deicing salts only at intersections, Stonewater Boulevard, and cul-de-sacs. If conditions warrant, salt is applied to all roadway surfaces.

#### 4) CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – KW
- Second – AR
- Vote – All in favor

#### 5) PRESIDENT'S REPORT (President Westermann):

- **Community Update** – See attached PowerPoint slides from President Westermann- December Board meeting update.

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

- **Homeowner Property Inspections**
  - Street Trees
    - ❖ All street tree canopies are now complete.
  - Shorelines
    - ❖ Transitioning all compliance items to Vantaca – any shorelines needing maintenance identified in November through March will need to be addressed by springtime with a May 1<sup>st</sup> deadline.
  - Sidewalks
    - ❖ Management has started inspections in December. Homeowners will need to make repairs by May 15, 2025. Inspections are complete – Data will be uploaded to Vantaca.
- **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 19<sup>th</sup> 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 23<sup>rd</sup>, 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)
    - ❖ All work has been completed.
  - Fire Lane Signage - On June 10<sup>th</sup> 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 8<sup>th</sup>.
    - ❖ Response from Wayne County – Eric is anticipating a project start of August 12<sup>th</sup>.
    - ❖ 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 Lenz weekly.

- Entrance Sign Letters

- ❖ Signs and More has delivered the repaired Overlook Trail entrance sign. Ponds & Waterfalls will install the week of Thanksgiving.
- ❖ JC said the sign should have been reinstalled today.

- Sunken Catch Basins & Potholes

- ❖ Wayne County Commissioner – President Westermann has been in contact with Terry Marecki’s office.
- ❖ President Westermann is preparing a map of locations, with the Wayne County Service Request Number, and supporting pictures.

- **Winter Inspections**

- MGMC’s inspections during the winter will be prioritized as follows:

- ❖ Sidewalks - **Completed.**
- ❖ Minimum Front & Backyard Trees – **Scheduled for January/February.**
- ❖ AC & Standby Generator Evergreen Screening - **Scheduled for March.**
- ❖ Exterior Painting - **Scheduled for April.**

- **New Action Items**

- None

## 7) TREASURER’S REPORT (Treasurer Westermann):

- August Financial Report – Need MGMC’s invoice for site inspections.
- September - November Financial Statements – Need MGMC’s invoices for site inspections.
- 2023 Audit & Tax Filing – Received corrections from auditor today. Expect to approve audit report and tax filing by the end of the week.

- 2025 Annual Assessment Invoices – Mailed in November. Weekly email reminders will be sent out. Assessments are due January 1<sup>st</sup>.

**8) COMMITTEE UPDATES:**

- Architectural Control Committee (ACC) – Chair, Director Gray. No report was available because Director Gray was traveling.

**9) UNFINISHED BUSINESS:**

- JC & Director Evangelista discussed this with Eric Lentz, he stated that per Michigan code Stop Signs 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:**

- February 18<sup>th</sup> @ 6:30 p.m. Zoom webinar meeting.

**12) ADJOURNMENT:**

There being no further business, President Westermann adjourned the meeting at **7:17 PM.**

# DECEMBER BOARD MEETING UPDATE



# HEATHER & MYSTIC LAKES MAKEUP WELL WATER PUMP SHUT DOWN FOR WINTER



## 6-MILE ROAD WOOD FENCE REPAIR SEEDING & SITE STABILIZATION





# MANORWOOD FIRE LANE SIGNAGE



# HOLIDAY LIGHTING DECORATIONS



# HOLIDAY LIGHTING DECORATIONS



# HOLIDAY LIGHTING DECORATIONS



# HOLIDAY LIGHTING DECORATIONS



# HOLIDAY LIGHTING DECORATIONS



# HOLIDAY LIGHTING DECORATIONS



