

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

February 18, 2025

Zoom Webinar Meeting

1) CALL TO ORDER: 6:31 P.M.

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

MGMC: Kate Oliver

Wayne County Commissioner – (Ms. Terry Marecki called late during the Board's Executive Session, meeting minutes recorded below.)

Homeowners: Chris Petersen 18350 Clairmont Circle East, Meera Harbola 17712 Parkshore Drive, Thomas & Suzanne Miller 48232 Four Seasons Blvd, Sukhjit Singh & Sukhdeep Sekhon 48820 Wesley Court, Ellen Mady 18028 Peninsula Way.

2) INTERIM ACTION OF BOARD (President Westermann):

- None

3) COMMUNITY FORUM

- Chris Petersen – welcomed four new homeowners

4) CONFIRMATION OF AGENDA ITEMS

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

5) PRESIDENT'S REPORT (President Westermann):

- **Wayne County Commissioner** – Ms. Terry Marecki (minutes from Executive Session)
 - Schedule for road, curb, and catch basin repairs - Commissioner Marecki (Chair of Public Services Committee who reviews matters that involve the county's roads and bridges) stated Stonewater's critical road repairs are scheduled for this Spring. She has a meeting this Thursday (February 20, 2025) with Wayne County Department of Public Safety (DPS) to discuss the allocation of +\$8M in funding for subdivision road repairs in 8-9 Township's.
 - ❖ Ms. Marecki will advise which of the Service Requests submitted by the Stonewater Homeowner's Association are not considered "critical repairs".

- **New Maybury Park Nonmotorized Entrance**

- 7 Mile Road - After almost seven (7) years, this project passed several milestones during 2024. The Friends of Maybury received several large public and private donations, obtained a cost estimate from the engineering consultants, and received plan approval from Wayne County. The project was issued for bids in December 2024, and were due the end of January. The 50th anniversary of Maybury Park will be celebrated on June 21st. The hope is to have the 7-mile entrance completed by then. Other Park initiatives- Close to one million dollars in park projects will be completed this year. Priorities are: 1) Restoration of fishing pond dam. This is out for bids and construction is planned for this summer. 2) The plan is also to break ground for construction of the Mountain Bike Trail restoration by the end of year.

- **Maintenance Work** – quotes are being prepared for the following budgeted priority maintenance work:

- Beck Road entrance waterfall/pond area landscape lighting
- Concrete paver leveling
- Installation of bird spikes under gazebo roofs
- Lake irrigation pump/motor enclosures
- Paint 6-mile road wood fence
- Mystic Shores Park South and Overlook Park West path improvement
- Spring Hill Park gazebo floor replacement

- **Lake fountain shore panel replacement**

- Mystic Lake (South) and Parkshore Lake (South)

6) **PROPERTY MANAGER’S REPORT (President Westermann for J.C. Palmer):**

- **Homeowner Property Inspections**

- Shorelines
 - ❖ Shorelines will be inspected through April. May 1, 2025 compliance date.
 - ❖ Status of reminder letters.
- Sidewalks
 - ❖ Inspections completed in December 2024. June 1, 2025 compliance date to level or replace sidewalk sections.
 - ❖ Status of reminder letters - We are currently updating the letter templates per

the Board's request. Once that has been completed, they will be mailed and emailed to Homeowners.

- Minimum Front & Backyard Trees
 - ❖ Inspections scheduled for January/February – Inspections are currently in process (approx. 50% complete), and the workflow for violation letters will be as follows:
 - ❖ ACC will confirm violations
 - ❖ Warning Notice letters will be sent
 - ❖ ACC to perform re-inspection
- AC & Standby Generator Evergreen Screening
 - ❖ Inspections scheduled for March
 - ❖ Since this is an ACC type violation, the workflow process will be the same as above (Minimum Tree Requirements)
- Exterior Lighting
 - ❖ ACC will perform inspections in March
- Exterior Painting
 - ❖ Inspections scheduled for April
 - ❖ Non-harmonious color, peeling or dirty paint.

- **MGMC Priority Projects**

- Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement –
The well pump was placed into automatic level control on October 1, 2024.
 - ❖ (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 provide product data, one-line, schematic, and wiring diagram for the power/control panel.
- Stormwater System Inspection & Cleaning (Parkshore & Teal Lake Areas)
 - ❖ All work has been completed.
 - ❖ Invoice received 02/17/2025.

- 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).

- ❖ Provide a map of where signs were installed by Wayne County.

- Entrance Sign Letters

- ❖ Repair of “O” and “N” letters on monument wall entrance sign at Beck and Manorwood entrance?

- **New Action Items**

- None

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

- October – December Financial Reports
- 2023 Audit & Tax Filing

8) **COMMITTEE UPDATES:**

Architectural Control Committee (ACC)

In 2024, the ACC handled 74 Modification Request (MR’s) with the most common requests being stand-by generators (30%) and landscaping (25%). 25 MR’s passed final inspection, 10 failed inspections; another 17 plans were approved and are in process of being installed. 80% of the stand-by generators failed their first inspection. The ACC will resume reinspection’s on May 1st.

2025 Update:

The ACC began publishing newsletters to remind homeowners of the ACC requirements: (1) Architectural Control Requirements (1/24/2025), and (2) Exterior Soffit (Roof Line) Lighting (2/5/2025).

The ACC will be utilizing the Management Company’s Vantaca systems to provide more direct communications with the homeowner and improve tracking of open requests. Corrective actions requiring ACC approval to clear violations, will now be reinspected by the ACC.

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.
 - Director Evangelista will follow-up with MGMC.

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- March 18th @ 6:30 p.m. Zoom webinar meeting.

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:00 P.M.