

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

March 18, 2025

Zoom Webinar Meeting

1) CALL TO ORDER: 6:39 P.M.

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

MGMC: J.C. Palmer

Homeowners: Chris Petersen 18350 Clairmont Circle East, Ellen Mady 18028 Peninsula Way, Sam Jomaa 18477 Stoneridge Court.

2) INTERIM ACTION OF BOARD (President Westermann):

- **6 Mile Road Wood Split Rail Fence Painting & Post Straightening** – The Board approved awarding a contract under our Handyman Maintenance Services Agreement to repaint the ~1/2 mile long 6 Mile Road Wood Split Rail Fence and straighten 20 posts that are +10 degrees out of plumb.

3) COMMUNITY FORUM

- Chris Petersen – Noted there was very little snowplow damage this year. Chris is happy to hear there will be lot inspections ongoing. Some holiday lighting decorations still need to be taken down.
- Sam Jomaa – Asked about sidewalk sections that need to be leveled or replaced. President Westermann said Warning Notices were recently issued to residents that need to have the sidewalk sections leveled or replaced.

4) CONFIRMATION OF AGENDA ITEMS

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

5) PRESIDENT'S REPORT (President Westermann):

- **Wayne County Commissioner Update** – On March 12, 2025, Commissioner Marecki's office advised that Northville Township must submit an application to Wayne

County outlining proposed road projects. Applications must include a project description, available plans, photographs, maps, total length and width of the road, number of traffic lanes, justification of the project, and PASER data if available. Townships must provide proof of public need, including community feedback, traffic studies, or Homeowner Associations requests. Funding limits are based on the available budget and extent of the repairs or paving required. Wayne County will be seeking a 100% Match (1:1). Each township will have up to \$1 million during the initial call for projects. Township leaders will be sent program guidelines this week and an application. The Association must allow them some time to process the information, but it as noted that communication with Northville Township is necessary to be considered eligible for this funding. The Association will contact Northville Township Supervisor Mark Abbo, and make him aware of our needs.

- **Priority Maintenance Work (see attached PowerPoint presentation)**

- Beck Road entrance waterfall/pond area landscape lighting
- Concrete paver leveling
- 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
- Installation of bird spikes under gazebo roofs

- **Lake fountain shore panel replacement**

- Mystic Lake (South, #6) and Parkshore Lake (South, #7)

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

- **Homeowner Property Inspections**

- Shorelines
 - ❖ Shoreline should be inspected for weeds in June.
- Sidewalks
 - ❖ Warning Notices mailed to x homeowners.
 - ❖ June 1, 2025 compliance date to level or replace sidewalk sections.
- Minimum Front & Backyard Trees
 - ❖ Inspections completed in January/February.
 - ❖ MGMC to provide list of Lots for ACC to confirm.
 - ❖ Warning Notices will be mailed to X? homeowners.
 - ❖ ACC to perform re-inspection

- AC & Standby Generator Evergreen Screening
 - ❖ Inspections scheduled for March/April
 - ❖ 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 March/April
 - ❖ Non-harmonious color, peeling or dirty paint.

- **MGMC Priority Projects**

- Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement
 - ❖ Contractor was on site, Friday, March 14, 2025 to make corrections to the PLC programming and display. 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)
 - ❖ Landfill disposal tickets need to be submitted with invoice. Optional charges submitted for heavy cleaning of 100 linear feet of pipe has been disputed.
- 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 and how many signs were installed by Wayne County.
 - ❖ JC will coordinate a date to meet on site with the representative from Wayne County.
- Entrance Sign Letters
 - ❖ Repair of “O” and “N” letters on monument wall entrance sign at Beck and Manorwood entrance?
 - ❖ JC will obtain a quote by the end of the week.

- **New Action Items**

- None

7) TREASURER'S REPORT (Treasurer Westermann):

- December Financial Report - Almost complete, waiting for Finance Department to write journal entries to accrue twenty (20) invoices for services provided in 2024, that were paid in 2025.

8) COMMITTEE UPDATES:

Architectural Control Committee (ACC)

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 next topic will be minimum landscaping requirements.

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.

There has been very little activity since last month and the stats remain relatively unchanged. Some correspondence has not been forwarded once it was submitted in Vantaca, and the ACC has not received replies to its messages sent to homeowners.

Exterior Lighting:

Due to a number of complaints regarding new architectural exterior lighting installations, the ACC inspected the entire community. It was found that none of these architectural changes from the original construction were submitted to the ACC for approval. If they were, many would have been denied as inharmonious or not architecturally pleasing.

Plan Approval Process:

There are currently 14 pending requests, 8 are missing information and another 6 have yet to be submitted in connection with recent violation notices (e.g. minimum tree requirements, equipment screening and unapproved modifications).

Approved Plans – Installations In Process:

There are currently 15 approved requests pending installation inspection; 1 new MR was approved since the last meeting.

Final Approval (Installation):

There were no new installation approvals since the last meeting (inspections will resume May 1st); there has been 1 final approval since January 1, 2025.

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:

- April 15th @ 6:30 p.m. Zoom webinar meeting.

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:24 P.M.