

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

October 21, 2024

Zoom Webinar Meeting

1) CALL TO ORDER: 6:35 P.M.

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

MGMC: JC Palmer, and Renee Wilkinson

Homeowners: C. Petersen - Clairmont Circle East, J. Shah - Binghampton Dr.

2) INTERIM ACTION OF BOARD (President Westermann):

- Holiday Decorations contract awarded to Holiday Décor on September 4, 2024.
- Debra Westerman was appointed Co-Chair of the Architectural Control Committee (ACC) on September 19, 2024.

3) COMMUNITY FORUM

- C. Petersen – Repainted gazebo in Shore Brook Park looks good. Cobble stones at end of Bayshore Park boat ramp have been moved around. He also noted the Spring Hill Park gazebo lights are off. President Westermann stated that all the lake levels are down, so those hauling out pontoon boats need to back their trailers further into the lake and are their trailer tires are moving the cobble stones; the Shorebrook and Spring Hill Park gazebo lights are mostly nonfunctioning (and there are several different light types), and will be replaced next week with LED lights.
- J. Shah said he sent an email to Vicki and some Board members to review and requested a response.

4) CONFIRMATION OF AGENDA ITEMS

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

5) PRESIDENT'S REPORT (President Westermann):

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

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

- **Homeowner Property Inspections**

- Mailboxes
 - ❖ Number of Reinspection's – 34 on/after August 19th; 41 on/after September 6th.
 - ❖ **All work has been completed per last (final) inspection. If Rob notices any repairs needed going forward, a 1st notice will be sent and residents will be given 45 days to make repairs.**
- Street Trees
 - ❖ Courtesy Notices Issued – **144 notices were sent with first batch.**
 - ❖ 2nd Notices Issued – **3 (three) trees still in need to be pruned.**
- 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).**
- Sidewalks
 - ❖ Deferred until mailbox and street tree reinspection's are minimal.

- **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.)**
- 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.**
 - 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 Eri Lenz has been on site and noted there are some issues installing signs due to street tree locations.
- 6-Mile Road Wood Fence Repair
 - ❖ Construction and Soil Erosion and Sedimentation Control Permits
 - ❖ Construction start date – **Will begin either October 23rd or 24th. The silt fencing was installed on Friday, October 18th.**
- Lighting Replacement Work
 - ❖ Status – Shorebrook and Spring Hill Park gazebo lights, lights under Peninsula bridge and in Peninsula Park will be replaced next week
- Entrance Sign Letters
 - ❖ Status

Overlook Trail sign will be completed and delivered to MGMG's office by next Friday. 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.
- Sunken Catch Basins & Potholes
 - ❖ Wayne County Commissioner – Terry Marecki
 - ❖ **MGMC met with Select Asphalt and marked 13 locations that need repair.**
- **Common Area Inspections**
 - Shorelines – No update
 - Parks – No update
 - Dog Waste Stations - No update

Management will have Rob Locher begin inspect all the areas above starting next week.

- **New Action Items**

- None

7) TREASURER'S REPORT (Treasurer Westermann):

- August Financial Statement – There are a few more corrections needed to the August Financials prepared with MGMC's new Vantaca software.
- 2023 Audit & Tax Filing – MGMC provided the remaining copies of checks and invoices requested from the auditor.
- 2025 Annual Assessment Invoices – Invoices will be sent on or about November 1, 2024.

8) COMMITTEE UPDATES:

- Architectural Control Committee (ACC) – Chair, Director Gray, reported final inspections have recently been done for several ACC Modification Requests.
- Solar Energy Policy Resolution #03-2024 – President Westermann reported the Board's Solar Energy Policy and Architectural Control Committee (ACC) Solar Energy Systems Checklist can be downloaded from the Governing Documents Page and ACC Page, respectively on Stonewatersub.org website.

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.
- President Westermann asked for the November meeting to be held on the 19th (Tuesday) – all Directors and MGMC approved this date.

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- November 19th (Tuesday) – Zoom webinar meeting

12)ADJOURNMENT:

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

7:16 P.M.