

**STONEWATER HOA
ANNUAL MEETING MINUTES – SEPTEMBER 19, 2023**

Call to Order:

President Evangelista called the meeting to order at 7:05 p.m.

Roll Call:

Directors - Jim Evangelista, Anindya Roy and Kurt Westermann;
Homeowners – Chris Petersen, JoAnne Evangelista, Debra Westermann
Officer Mark Foster Northville Township Police

Meeting Notice:

The meeting notice was issued to homeowners on August 26, 2023, which is at least twenty (20) calendar days prior to the meeting, as required in Stonewater's By-Laws.

Determination of Quorum:

Treasurer Westermann verified that the threshold for quorum, which is 25% of eligible members, had been met through electronic voting.

President's Report – President Jim Evangelista:

- President Evangelista began the meeting by sharing the Stonewater Board of Directors' Vision for the community. (See Attachment 1)
- President Evangelista then introduced Northville Police Department's Officer Foster who discussed and circulated the department's Annual Report, which is available online. He also discussed the Lock It or Lose It and the Partners in Your Safety Programs. The Partners in Your Safety pamphlet was handed out (See Attachment 2).
- President Evangelista discussed the vandalism and bridge jumping in the community. The individual who removed and vandalized the police department's surveillance camera near the gazebo has been identified, and the police department is handling the situation. We have a committee working on proposals for permanent installation of security cameras to reduce and hopefully eliminate vandalism in this area.
- President Evangelista announced that, as of October 1, 2023, Kramer Triad will no longer be Stonewater's management company. Metro Group will be taking over as of that date and will be issuing welcome packages to all residents.
- President Evangelista announced that Director incumbents James Gray and Anindya Roy have been re-elected to the Board. As there was no other applicant for the third vacancy, the remaining Board members will need to fill the vacant position with a qualified candidate, by a majority vote, at an upcoming Board Meeting.

**Priority Projects Update - Director Kurt Westermann:
INSERT PROJECT UPDATE SLIDES**

Treasurer's Report – Treasurer Kurt Westermann:

- Treasurer Westermann stated that the 2022 audit is in the final stages of completion.
- Treasurer Westermann announced that there will not be an increase in Stonewater's assessment dues for 2024. He also wanted to remind homeowners that they should receive the annual assessment notices by November 15, 2023 and payments are due by January 1, 2024.

ACC Approval Process:

- As Director Gray was unable to attend the annual meeting, President Evangelista shared Director Gray's presentation and emphasized that all of the ACC documents are available online. President Evangelista also announced that, in the management company interim, all modification requests should be emailed to accstonewater@gmail.com. Once MGMC takes over management of the Association all ACC requests will go through them.

Community Forum:

- Chris Petersen – 18350 Clairmont Circle E
Mr. Petersen stated that he hoped Metro Group will inform homeowners of how they can get in contact with the management company and the expectation for acknowledgement as soon as they take over from Kramer Triad. Director Westermann stated that MGMC will be sending out an introductory package with contact information.

Meeting Adjournment:

Motion to Adjourn at 7:44 p.m. - Director Westermann
Second – Director Roy
Vote – All Approved

Attachments:

2023 Stonewater Annual Meeting Presentation
Partners in Your Safety pamphlet

Final voting report for Stonewater

September 19, 2023

2023 Stonewater HOA Directors Election

Votes Received	Imported Accounts	Percent Voted
139	424	32.78%

Candidate	Votes
James Gray	110
Anindya Roy	109

Quorum Only	21
-------------	----



Vote HOA Now hereby certifies that the above and attached reports are an accurate copy of the results from the voting database.

The background is a light blue gradient with several realistic water droplets of various sizes scattered across it. The droplets have highlights and shadows, giving them a three-dimensional appearance.

2023 STONEWATER HOA: ANNUAL MEETING

SEPTEMBER 19, 2023

ANNUAL MEETING AGENDA

- CALL TO ORDER & ROLL CALL
- MEETING NOTICE & DETERMINATION OF QUORUM
- BOARD OF DIRECTORS ELECTION
- PRESIDENT'S REPORT
 - NORTHVILLE TOWNSHIP POLICE DEPARTMENT – SERGEANT TODD SEIPENKO
 - CHANGE IN COMMUNITY MANAGEMENT
- PRIORITY PROJECT UPDATES
- TREASURER'S REPORT
- ACC APPROVAL PROCESS
- COMMUNITY FORUM



PRESIDENTS REPORT

VISION FOR “STONEWATER LIVING”

- 1) A well-maintained, family-oriented community that can compete with newer developments.
- 2) community atmosphere that draws neighboring families together.
- 3) A safe environment for our children to play and for everyone to enjoy our parks and lakes.

PRESIDENTS REPORT

- NORTHVILLE TOWNSHIP POLICE DEPARTMENT
- VANDALISM AND BRIDGE JUMPING – PLANNING TO INSTALL VIDEO SURVEILLANCE CAMERAS
- CHANGE IN COMMUNITY MANAGEMENT TO METRO GROUP



PROJECT UPDATES

KURT WESTERMANN

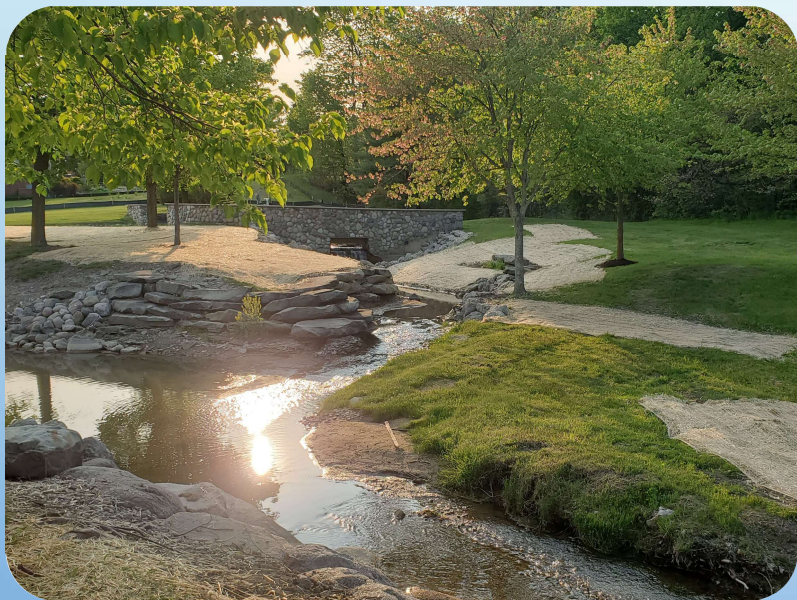
STONEWATER CREEK EROSION REMEDIATION PROJECT CONSTRUCTION PHASES



STONEWATER CREEK EROSION REMEDIATION



PHASE I IMPROVEMENTS



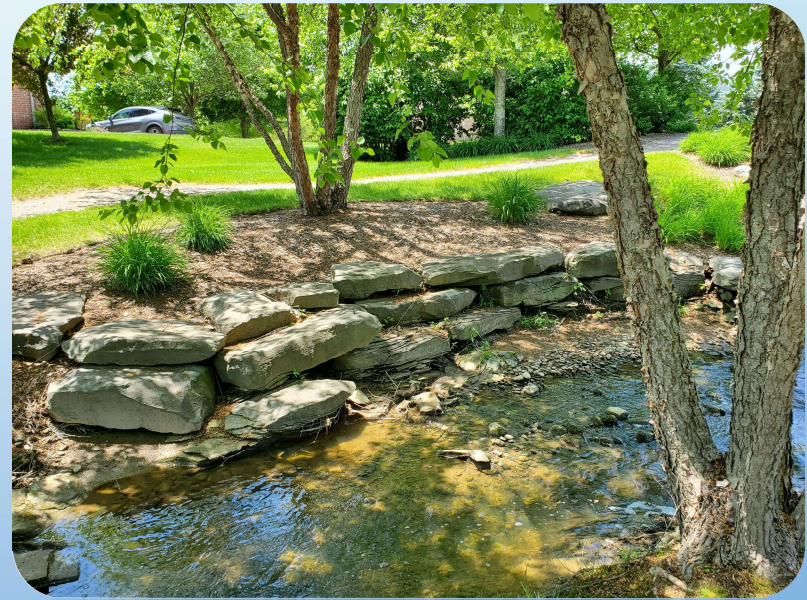
STONEWATER CREEK EROSION PHASE 1 COMPLETE



PHASE II IMPROVEMENTS



PHASE III (SEPTEMBER-OCTOBER)



GAZEBO CEDAR SHINGLE ROOF REPLACEMENT (SHOREBROOK & SPRING HILL PARKS)



ROADWAY CRACK SEALING



LANDSCAPING IMPROVEMENTS

MYSTIC SHORES NORTH PARK



SHOREBROOK NORTH PARK



6 MILE ROAD SPLIT WOOD RAIL FENCE PHASE 1 - ENGINEERING INVESTIGATION



6 MILE ENTRANCES LED SIGN LIGHTING



2024 MAJOR PRIORITY PROJECTS

CARRIED OVER

- 6 MILE SPLIT WOOD RAIL FENCE STRAIGHTENING
- STORMWATER SYSTEM INSPECTION & CLEANING
- MYSTIC/HEATHER LAKE MAKEUP WELL PUMP POWER PANEL; 6 MILE IRRIGATION WELL PUMP
- STEEL BRIDGES (BAYSHORE PARK & 6 MILE ROAD) REPLACE WOOD DECKING

PLANNED

- STONEWATER CREEK EROSION REMEDIATION – PHASE III
- LAKE FOUNTAIN SHORE POWER PANEL REPLACEMENTS (4)
- LAKE IRRIGATION PUMPS AND MOTORS (3), AND SHORE POWER PANELS (3)
- PEDESTRIAN PATHS – PHASE I



TREASURER'S REPORT

KURT WESTERMANN

The background is a light blue gradient with several realistic water bubbles of various sizes scattered across the top and bottom edges. The bubbles have highlights and shadows, giving them a three-dimensional appearance.

TREASURER'S REPORT

- 2022 AUDIT
- CURRENT FINANCIAL RESULTS
- NEXT YEAR'S BUDGET
- LONG-TERM FINANCIAL PLAN

CURRENT YEAR FORECASTED RESULTS

STATEMENT OF REVENUE AND EXPENSES			
	2023 F	2022	Variance
INCOME	746,448	700,473	45,974
OPERATING EXPENSES	491,921	488,898	3,024
Operating Cash Flow	254,526	211,576	42,950
Transfers to/from Reserve	190,000	340,000	(150,000)
CASH FROM OPERATIONS	64,526	(128,424)	192,950
CHANGES IN RESERVE FUND			
	2023 F	2022	Variance
Reserve Fund - Beginning Balance	13,972	(89,311)	103,283
Interest on reserve	418	641	(223)
Transfers In	190,000	340,000	(150,000)
Total Reserve Funds Available	204,390	251,330	(46,940)
Less: Reserve Expenses	(267,569)	(237,357)	(30,212)
Reserve Fund - Ending Balance	(63,179)	13,972	(77,151)
CASH TO(FROM) RESERVES	(77,151)	103,283	(180,434)
LOAN BALANCE	259,477	299,317	
NET RESERVE ASSETS (CASH)	196,298	313,289	

- The 2023 Annual Assessment increase was used to help offset inflation.
- 2023 forecasted Operating Expenses are on par with 2022. While we have experienced a significant amount of inflation, several projects had to be deferred.

2024 ANNUAL BUDGET

Statement of Revenue and Expenses

Income		<u>% Income</u>	<u>Per Lot</u>
Total Income	744,300	100%	1,755
Operating Expenses			
General & Administrative	120,140	16%	283
Utilities	64,950	9%	153
Grounds Maintenance / Landscaping	209,970	28%	495
Infrastructure Maintenance	<u>197,973</u>	<u>27%</u>	<u>467</u>
Total Operating Expenses	593,033	80%	1,399
Operating Cash Flow	151,267	20%	357
Total Transfers to Reserve	205,000	28%	483
Cash from Operations	<u>(53,733)</u>	<u>-7%</u>	<u>(127)</u>
Reserve Income / Transfers			
Total Reserve Income / Transfers	205,400		
Total Reserve Expenses	<u>171,384</u>		
Cash to/(from) Reserves	<u>34,016</u>		
Reserve Assets	<u>187,790</u>		
Loan Balance	<u>216,953</u>		

- No increase to the 2024 Annual Assessment
- Operating Expenses will be higher due to inflation and finishing the 2023 maintenance projects.
- Reserve fund transfers of \$205,000 include funding for loan payments and Capital Replacement Projects.

LONG TERM FINANCIAL PLAN

THE BOARD HAS ESTABLISHED THE FOLLOWING STRATEGIC GOALS IN CONJUNCTION WITH OUR LONG-TERM FINANCIAL PLAN:

- **FISCAL RESPONSIBILITY** - MAKE SURE WE GET WHAT WE PAY FOR AND PAY FOR ONLY WHAT WE NEED. ENSURE CONTRACTORS PROVIDE QUALITY AND SERVICE BEFITTING A LUXURY HOME COMMUNITY AT A FAIR PRICE.
- **PROBLEM RESOLUTION** - RESOLVE SYSTEMIC ISSUES BY DEFINING THE ROOT CAUSE FIRST. STUDYING THE ISSUE BEFORE SPENDING.
- **PROJECT PRIORITIZATION** – THE BOARD SHALL ALLOCATE RESOURCES IN ALIGNMENT WITH ASSOCIATION’S VISION AND GOALS.
- **ACCELERATE DEBT REPAYMENT** - EXCESS FUNDS, IF AVAILABLE, WILL BE APPLIED TO OUTSTANDING LOAN PRINCIPLE. ONCE REPAYED, ANNUAL ASSESSMENT WILL BE REDUCED BY THE COST OF THE LOAN PAYMENTS (\$120/MEMBER/YEAR).

LONG TERM FINANCIAL PLAN

	2022 Actual	2023 Forecast	2024 Budget	2025 Plan	2026 Plan
Revenues	700,473	746,448	744,300	744,300	744,300
Operating Expenses	488,898	491,921	593,033	566,033	534,333
Net Revenue after Oper. Exp.	211,576	254,526	151,267	178,267	209,967
Less: Transfers to Reserve Fund	(340,000)	(190,000)	(205,000)	(175,000)	(215,000)
Net Cash From Operations	(128,424)	64,526	(53,733)	3,267	(5,033)
OPERATING FUND	68,215	132,741	79,008	82,275	77,242
<i>Percent of Annual Assessment</i>	10%	18%	11%	11%	10%
RESERVE ASSETS	313,289	196,298	187,790	209,638	246,164

REMINDERS



- **ANNUAL ASSESSMENTS ARE DUE ON JANUARY 1ST.**
- ANNUAL ASSESSMENT INVOICES SHOULD BE RECEIVED BY **NOVEMBER 15TH.**
- CONTACT METRO GROUP IF NOT RECEIVED BY **DECEMBER 1ST.**

ACC APPROVAL PROCESS - JIM GRAY

- Requests need to be filed when you are making structural changes to the outside appearance of your home. This includes changes to your landscaping or façade of the structure. If you are changing like for like (same color paint, same bush/tree type), there is no requirement to file. Requests can be file via email or TownSq app.
- Where to find documents: go to <https://stonewatersub.org/>: click Documents/Links: click Stonewater Documents: double click Modification Request Form & Checklists
<https://drive.google.com/drive/folders/0B3uONfbiY7vzM0MzLXV5RGNVYk0?resourcekey=0-oTmYh5x80dnSmxjJJO9u3A>
- 44 requests received
- 12 received and reviewed without sending back to homeowner for clarification
- 9 awaiting homeowner feedback or clarification
- 35 approved
- 3 originally rejected for not following rules and regs
- Main Reasons for sending back
 - **Not following checklists/CCR requirements (60%)**
 - **Not attaching all required checklists (50%)**
 - Not including material details & color
 - Not notifying EGLE when modifying shoreline or Creekside
 - Not overlaying layouts on lot survey (downloadable from Township)
- Builder construction/landscaping deposits
 - Reasons for not being returned
 - Not following approved plans

WHERE TO FIND DOCUMENTS

[HTTPS://STONEWATERSUB.ORG/](https://stonewatersub.org/) CLICK DOCUMENTS/LINKS, CLICK STONEWATER DOCUMENTS, DOUBLE CLICK MODIFICATION REQUEST FORM & CHECKLISTS
[HTTPS://DRIVE.GOOGLE.COM/DRIVE/FOLDERS/0B3UONFBIY7VZM0MZLV5RGNVYK0?RESOURCEKEY=0-OTMYH5X80DNSMXJJJO9U3A](https://drive.google.com/drive/folders/0B3UONFBIY7VZM0MZLV5RGNVYK0?RESOURCEKEY=0-OTMYH5X80DNSMXJJJO9U3A)

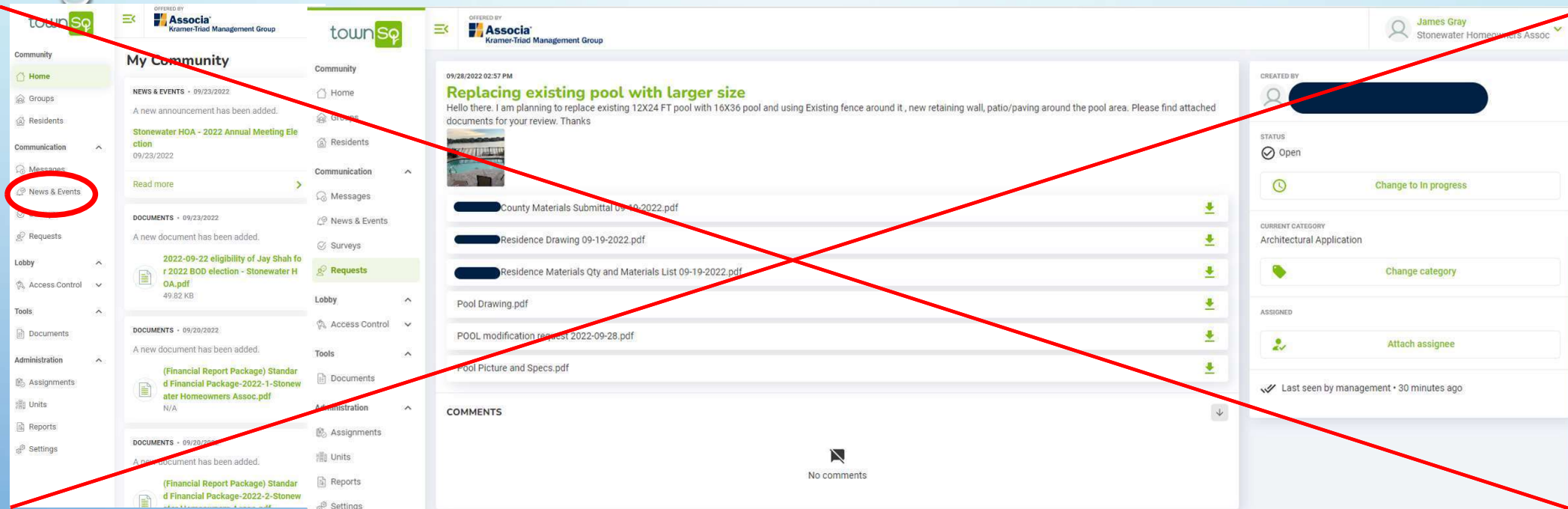
The screenshot shows a Google Drive interface with a search bar at the top. The breadcrumb path is "Shared with me > Stonewater Documents > Modification Request Form & Checklists". The left sidebar shows navigation options like "New", "My Drive", "Computers", "Shared with me", "Recent", "Starred", "Trash", and "Storage" (22.48 GB of 100 GB used). The main content area displays a folder named "Covenants, Conditions, & R..." and a list of files. The files are:

- ACC Deck or Patio Checklis...
- ACC Shoreline or Dock Che...
- ACC Pool Checklist Final.pdf
- ACC Modification Request ...
- ACC Landscaping Checklist...
- Basketball Hoop & Playsca...
- New Construction checklist...
- Stonewater 2016 Amended ...

WHERE TO FILE

TownSq App

Email: Associa Kramer-Triad Management Group customerservice@kramertriad.com



System is broken

Last 9 months KTM has averaged 37 days to forward requests

WHERE TO FILE?

INTERIM ACTIONS: EMAIL DIRECT TO ACC

EMAIL: ARCHITECTURAL COMMITTEE

ACCSTONEWATER@GMAIL.COM

The background features a light blue gradient that transitions from a pale, almost white hue at the top to a deeper, more saturated blue at the bottom. Scattered throughout the image are several realistic water droplets of varying sizes, each with a distinct highlight and a soft shadow, giving them a three-dimensional appearance. The droplets are primarily located in the upper-left and lower-right corners, with a few smaller ones scattered in the center and lower-left areas.

COMMUNITY FORUM