

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

May 20, 2025

Zoom Webinar Meeting

1) CALL TO ORDER: 6:37 PM.

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

MGMC: J.C. Palmer

Homeowners: Chris Petersen 18350 Clairmont Circle E., Fran Hobbs 48190 Four Seasons Blvd, Ellen Mady 18028 Peninsula Way, Zana Gafoor 18328 Clairmont Circle East, Phil Collareno 17850 Mission Pointe, and Stephen Dauss 19029 Stonewater Blvd.

2) INTERIM ACTION OF BOARD (President Westermann):

- Goose Capture and Euthanasia – The State of Michigan has offered a roundup and euthanasia program this year due to overpopulation of Canadian geese. Stonewater has applied for a permit, but this program has been put on hold due to activist objections.

3) COMMUNITY FORUM

- Fran Hobbs – Lot 393 has one-foot-high weeds at the water front. Fran asked what is being done about the weeds and dumping on the Lot. JC Palmer stated that MGMC is issuing Warning Notices to all vacant lot owners, reminding them they need to mow their Lot weekly and pick up debris.
- Phil Collareno – Asked about destroying the geese eggs. President Westermann replied the Association has geese nests and eggs destroyed every year. Phil asked about adding some garbage cans to the parks. President Westermann said the Association is looking into adding a can to Shorebrook Park. In addition, the Association's landscape maintenance contractor is required to pick up all debris weekly in the parks and Common Area Lake shorelines.

4) CONFIRMATION OF AGENDA ITEMS

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

5) PRESIDENT'S REPORT (President Westermann):

- **Township Road Repair Program** – The Association is pursuing road repair work requests with Wayne County Deputy County Executive, Assad Turfe; Northville Township Director of Public Services, Bob Belair; Wayne County Commissioner, Terry Marecki; and has filed Service Requests using the Wayne County Connect App. Wayne County's Township Road Repair program requires a 50/50 share by Wayne County and the Association to repair roads. President Westermann stated that our CC&R's do not allow us to spend Association funds on this. The Board will be discussing options to address future road repairs.
- **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
 - 6 Mile Road and Overlook Trail Road sidewalk leveling & replacement
 - Installation of bird spikes under gazebo roofs

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

- **Homeowner Property Inspections**
 - Shorelines
 - ❖ MGMC's Rob Locher will be inspecting shorelines in June.
 - Sidewalks
 - ❖ Warning Notices were mailed in mid-March requesting homeowners complete repairs (level or replace complete sections) by June 1, 2025.
 - ❖ Several Homeowners have already contacted MGMC and submitted supporting documentation showing their repairs have been completed. MGMC appreciates the prompt attention to these notices as many areas posed a significant trip hazard.
 - Minimum Front & Backyard Trees
 - ❖ Inspections were completed in January/February.
 - ❖ ACC has done follow-up re-inspections and notices are being sent out.
 - AC & Standby Generator Evergreen Screening
 - ❖ Inspections completed in March/April
 - ❖ ACC has done follow-up re-inspections and notices are being sent out.

- Exterior Lighting
 - ❖ ACC inspections completed in March
 - ❖ First group of violation notices have been issued.
 - ❖ Second group of violation notices are being sent out.
- Exterior Painting
 - ❖ Inspections April/May
 - ❖ Non-harmonious color, peeling or dirty paint.
 - ❖ Notices will be issued.

- **MGMC Priority Projects**

- Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement
 - ❖ On March 23 and 29, 2025, BOD noted the following: some equipment is not shown on the Schematic Wiring Diagram; no One-Line Diagram has been submitted for the Power Distribution System; missing control panel markings to identify the three power sources; need to replace the 14 AWG, 120 Volt power distribution wiring with 12AWG wiring; a correction is needed to the Lake Level Displayed units on Control Panel.
 - ❖ Contractor said he would take care of everything the week of April 7, 2025. No date has been scheduled by the contractor to complete the work.
 - ❖ Contractor was on site May 1, 2025 and completed all punch list items noted above, except submitting a revised Schematic Wiring Diagram, and a Power Distribution One-Line Diagram.
- Stormwater System Inspection & Cleaning (Parkshore & Teal Lake Areas)
 - ❖ Landfill disposal tickets need to be submitted with invoice submitted in February 2025 (for work performed in October 2024). Optional charges submitted for heavy cleaning of 100 linear feet of pipe has been disputed. Contractor still has not resubmitted his invoice.
- Fire Lane Signage - On June 10, 2024 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).
 - ❖ Management Company to provide a map (PDF file) showing where new signs were installed in 2024; and present a map (PDF file) showing where signs will be installed in 2025.
 - ❖ Management Company expects to have a map available of the new installed signs within 45-60 days.

- 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, March 21, 2025.
- ❖ Last Thursday April 17th Management reached out to Molly at Signs and More to determine what they are planning to propose to repair to the monument wall letters at the Beck entrance and provide a quote for approval. Management reached out again this week but has not received a response at this time. Management has also asked if they would be willing to do a site-wide picture inventory of all signs and associated replacement costs without direct cost to the Association. Management should receive a response by Friday, April 21, 2025.

- **New Action Items**

- None

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

- **January Financial Report** – The January Financial Report has been updated.
- **February Financial Report** – Issued for review.
- **2024 Annual Audit & Tax Filing** – The Association has requested an update from our auditor.

8) **COMMITTEE UPDATES:**

Architectural Control Committee (ACC)

2025 Update: The ACC officially resumed installation inspections on May 1st.

Over 21% of our volume relates to unapproved modifications that require corrective actions (additional investment) by the homeowner. This workload is in addition to the violations that require modifications to add trees and hedges to become compliant with minimum landscaping requirements (42% of our volume). The ACC will continue to advocate for information newsletters to better inform homeowners.

Plan Approval Process:

There are currently 36 pending requests, 6 are missing required documents and another 30 have yet to be submitted as the result of a violation notice (min. tree requirements, equipment screening, and unapproved modifications). Note: 23 of these notices have yet to be issued.

Approved Plans – Installations In Process:

There are currently 15 approved requests pending installation inspection (5 address outstanding violation notices); 6 new MR approvals since the last meeting.

Failed Inspections:

There are currently 6 failed inspections pending reinspection (3 relate to outstanding violation notices); 4 of which were carried over from 2024.

Final Approval (Installation):

There were 11 new installation approvals since the last meeting (5 related to outstanding violation notices); 13 final approvals YTD (6 related to outstanding violation notices).

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- June 24th @ 6:30 p.m. Zoom webinar meeting.

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:21 P.M.



MAINTENANCE PROJECT UPDATES

KURT WESTERMANN

The background of the slide features a light blue to medium blue gradient. Scattered across the top and bottom edges are several realistic water droplets of varying sizes, each with a highlight and a shadow, giving them a three-dimensional appearance.

MAY BOARD MEETING UPDATE

SPRING HILL PARK GAZEBO ROTTED WOOD FLOOR REPLACEMENT



SPRING HILL PARK GAZEBO POSTS REPAIRED & REPAINTED



SPRING HILL PARK FLOOR REPLACEMENT



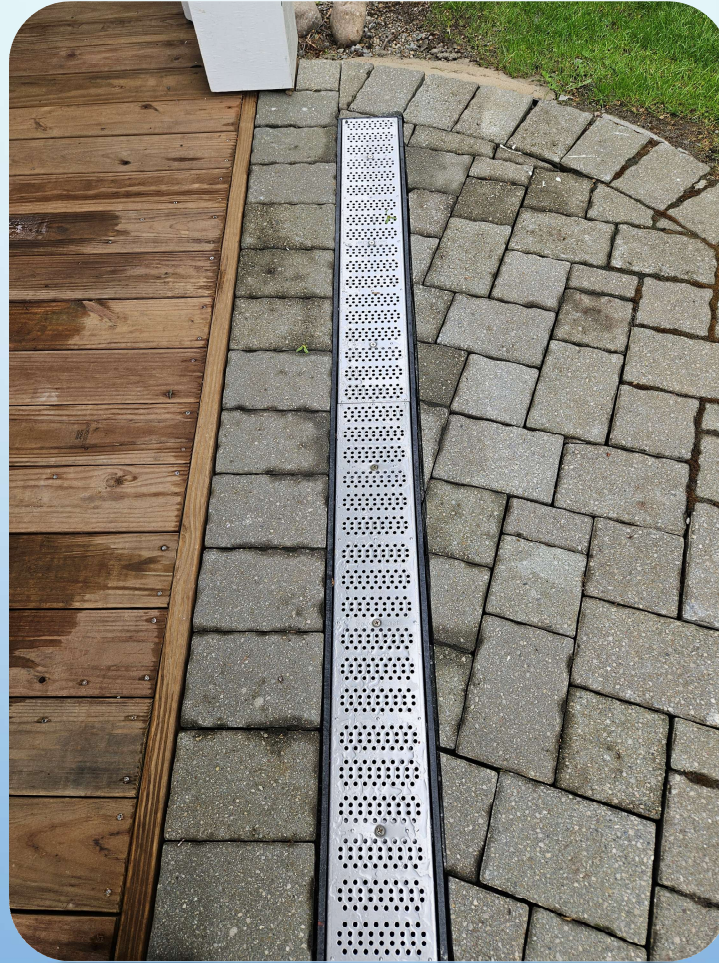
SPRING HILL PARK FLOOR REPLACEMENT



SPRING HILL PARK FLOOR REPLACEMENT



SPRING HILL PARK NEW TRENCH DRAIN SYSTEM



SIDEWALK LEVELING & REPLACEMENT



SIDEWALK LEVELING & REPLACEMENT



SIDEWALK LEVELING & REPLACEMENT



TREE ROOTS



CONCRETE PAVER LEVELING



6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING, PLUMB 20 REMAINING POSTS



MYSTIC SHORES PARK SOUTH & OVERLOOK PARK WEST PEDESTRIAN PATH IMPROVEMENT



BECK ROAD ENTRANCE POND/WATERFALL AREA LANDSCAPE LIGHTING REPLACEMENT



LAKE IRRIGATION PUMPS WITH NO ENCLOSURES



LAKE IRRIGATION PUMP WITH ENCLOSURES



The background of the slide features a vertical blue gradient, transitioning from a very light, almost white blue at the top to a deeper, medium blue at the bottom. Scattered across the top and bottom edges are several realistic water droplets of varying sizes. These droplets are rendered with a 3D effect, showing highlights and shadows that give them a sense of volume and transparency. The word "END" is centered in the middle of the slide.

END