

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

June 24, 2025

Zoom Webinar Meeting

1) CALL TO ORDER: 6:32 p.m.

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

MGMC: J.C. Palmer

Homeowners: Oliva Mady 18028 Peninsula way, Sid Mehta 18613 Clairmont Cir E., Fran Hobbs 48190 Four seasons Blvd., Phillip Collareno 17850 Mission Pt., Muhammad Khan- 48217 Binghampton Court.

2) INTERIM ACTION OF BOARD (President Westermann):

- None.

3) COMMUNITY FORUM

- Fran Hobbs – Asked what is the protocol to ensure the vacant Lot #393 (next door) is mowed. President Westermann replied, the Management Company has sent out Warning Notices to all vacant lot owners telling them they need to mow their vacant lots weekly, or fines will be issued.
- Phil Collareno – Who monitors cameras in Gazebos, there have been late night parties that have left a mess in the park and on Mission Pointe? President Westermann said the Board and Management Company will receive alerts when crowds are gathering in Shorebrook Park and will alert Northville Township Police Department. (It was later determined that the cameras were off-line last week due to a software update, but have been returned to service.)
- Sid Mehta – Wanted to discuss a Violation fine he received. The Management Company told Mr. Mehta he already had a Hearing with the Board and they provided their final determination, and the Community Forum was not the place to discuss this matter.

4) CONFIRMATION OF AGENDA ITEMS

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

5) PRESIDENT'S REPORT (President Westermann):

- **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 late June or early July. The Board has put all inspections on hold until the Management Company gets caught up on processing inspections from several months ago and issuing the associated Violation Notices.
 - 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.
 - ❖ Follow-up re-inspections have been completed. Sidewalk sections that were not addressed by homeowners were remarked with an orange dot, and Violation Fine Notices will be issued.
 - Minimum Front & Backyard Trees
 - ❖ Inspections were completed in January/February.
 - ❖ ACC completed all follow-up re-inspections in March/April.
 - ❖ MGMC needs to issue several Violation Notices.
 - AC & Standby Generator Evergreen Screening
 - ❖ Inspections were completed in March/April.
 - ❖ ACC completed all follow-up re-inspections in April/May.

- ❖ MGMC needs to issue several Violation Notices.
- Exterior Lighting
 - ❖ ACC inspections completed in March
 - ❖ First group of violation notices have been issued.
 - ❖ Second group of Violation Notices need to be issued by MGMC.
- Exterior Painting
 - ❖ Inspections April/May
 - ❖ Non-harmonious color, peeling or dirty paint.
 - ❖ MGMC needs to process inspection results and issue Violation Notices.
- **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.
 - ❖ Final payment is being withheld until all contract deliverables (revised Schematic Wiring Diagram and Power Distribution One-Line Diagram) have been turned over to the Association.
 - 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.
 - ❖ Metro Environmental told MGMC they will provide the missing landfill tickets; and they are planning to start the Phase II Inspection & Cleaning Work in September/October, like last year.
 - 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 will 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.
- ❖ During the May Board Meeting the Management Company showed a map of the fire lane signs installed in 2024. (The Board has requested a copy of the map showing signs installed versus required.) The Management Company has reached out to Wayne County's Traffic Safety Department, Eric Lentz to complete the Phase I (2024) signage (3 missing signs); and for a schedule when Phase II will be installed.

○ 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.
- ❖ In early June, the Management Company confirmed Signs and Moore's quote would include replacement of the "N" letter, and repair of all the letter anchorages (the retainer clip on the back of all letters and anchorage in the stone wall), on both sides of the entrance sign at the Beck & Manorwood entrance.
- ❖ The Management Company will have Signs and Moore do a site wide assessment and inventory of all signs and identify the associated repair costs. This assessment will be done in July and a site map will be provided similar to Northville Hills Golf Club HOA.

● **New Action Items**

- The Management Company is meeting with the Association's Landscape Maintenance contractor to every 2-3 weeks to ensure all contract services are being provided. The Management Company reported the contractor is behind schedule in

some areas, but his overall service level remains good. The placement of mulch on the Boulevard islands and landscape beds in selected parks, should be completed this week, weather permitting.

- The Management Company has been in contact with the Association's Lake Water Treatment and Fountain Maintenance contractor to confirm service status updates and prompt delivery of services. Lake Fountain repair parts are expected this week and the contractor plans to install them as soon as they are available.

7) TREASURER'S REPORT (Treasurer Westermann):

- **February Financial Report** – MGMC made a financial change to a prior period, which caused a variance between the 2024 Year Statement and 2025 Beginning Statement. The issue was resolved and the February Statement has been approved, pending the completion of two journal entries.
- **2024 Annual Audit & Tax Filing** – MGMC has uploaded the Association's 2024 Financials to the Association's Auditor so they can start their audit and preparation of tax returns.

8) COMMITTEE UPDATES:

Architectural Control Committee (ACC)

2025 Update: The workload is beginning to slow since violations noted by MGMC inspections (minimum trees/evergreen screening) from this past winter have yet to be issued. This must be made a priority or homeowners will not have sufficient time to install landscaping before growing season ends.

Plan Approval Process: There are currently 39 pending requests, 9 are missing required documents and another 29 have yet to be submitted as the result of a violation notice (minimum tree requirements, equipment screening, and unapproved modifications). Note: **23 of these Violation Notices have yet to be issued.**

Approved Plans – Installations In Process: There are currently 13 approved requests pending installation inspection (2 address outstanding violation notices); 5 new MR approvals since the last meeting.

Failed Inspections: There are currently 4 failed inspections pending reinspection (2 relate to outstanding violation notices); 3 of which were carried over from 2024.

Final Approval (Installation): There were 7 new installation approvals since the last meeting (4 related to outstanding violation notices); 20 final approvals YTD (10 related to outstanding violation notices).

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

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

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:20 p.m.



**MAINTENANCE
PROJECT UPDATES**
KURT WESTERMANN

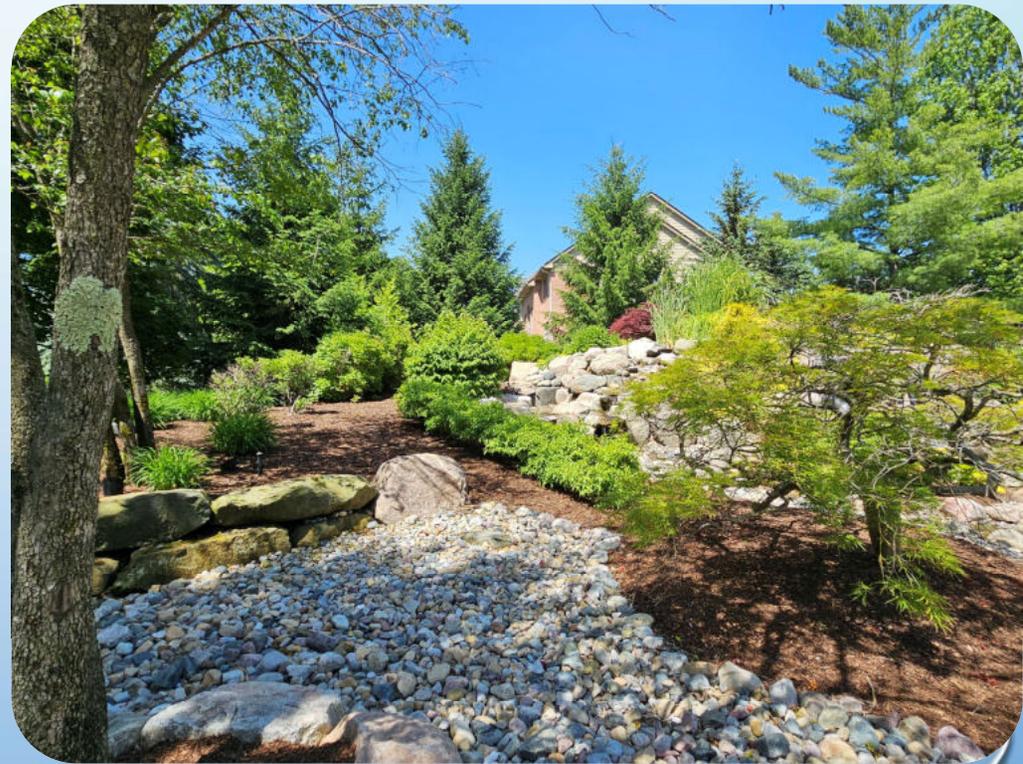
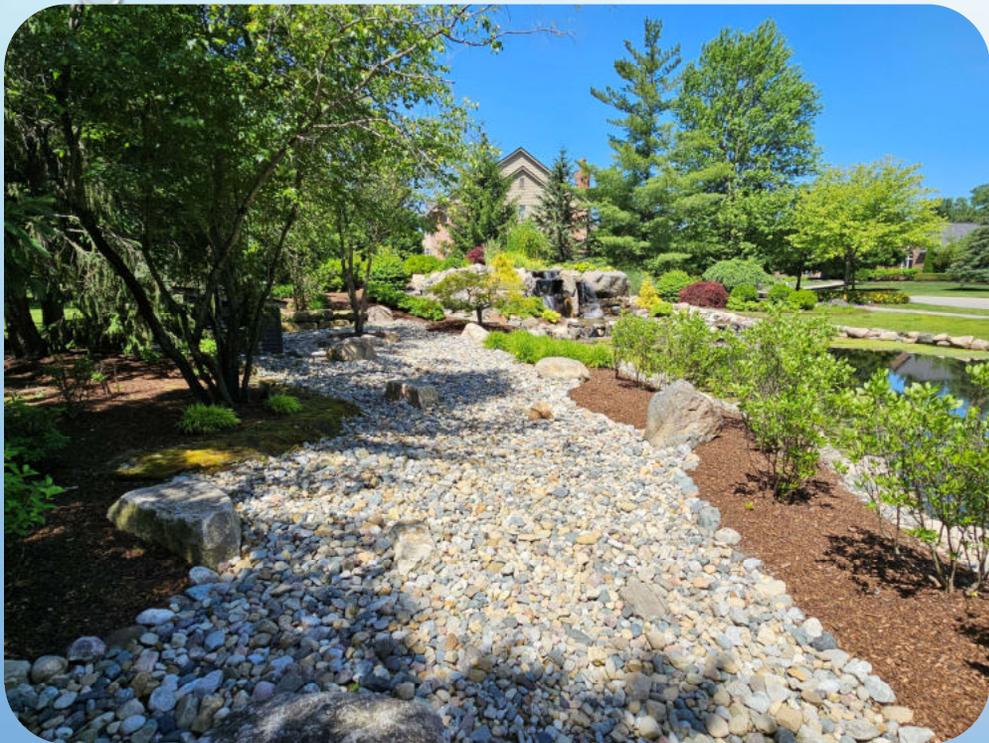
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**JUNE
BOARD MEETING UPDATE**

LANDSCAPE MAINTENANCE MULCH PLACEMENT & ANNUAL FLOWERS



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LANDSCAPE MAINTENANCE MULCH PLACEMENT & ANNUAL FLOWERS



SPRING HILL PARK GAZEBO ROTTED WOOD FLOOR REPLACEMENT



SPRING HILL PARK GAZEBO FLOOR REPLACEMENT



SPRING HILL PARK GAZEBO FLOOR REPLACEMENT



SPRING HILL PARK GAZEBO FLOOR REPLACEMENT



SPRING HILL PARK NEW FLOOR & TRENCH DRAIN SYSTEM



SIDEWALK – 47 SECTIONS LEVELED & 23 REPLACED



TREE ROOTS



47 SIDEWALK SECTIONS LEVELED



23 SIDEWALK SECTIONS REPLACED



LAKE IRRIGATION PUMPS WITH NO ENCLOSURES



LAKE IRRIGATION PUMP WITH ENCLOSURES



CONCRETE PAVER LEVELING



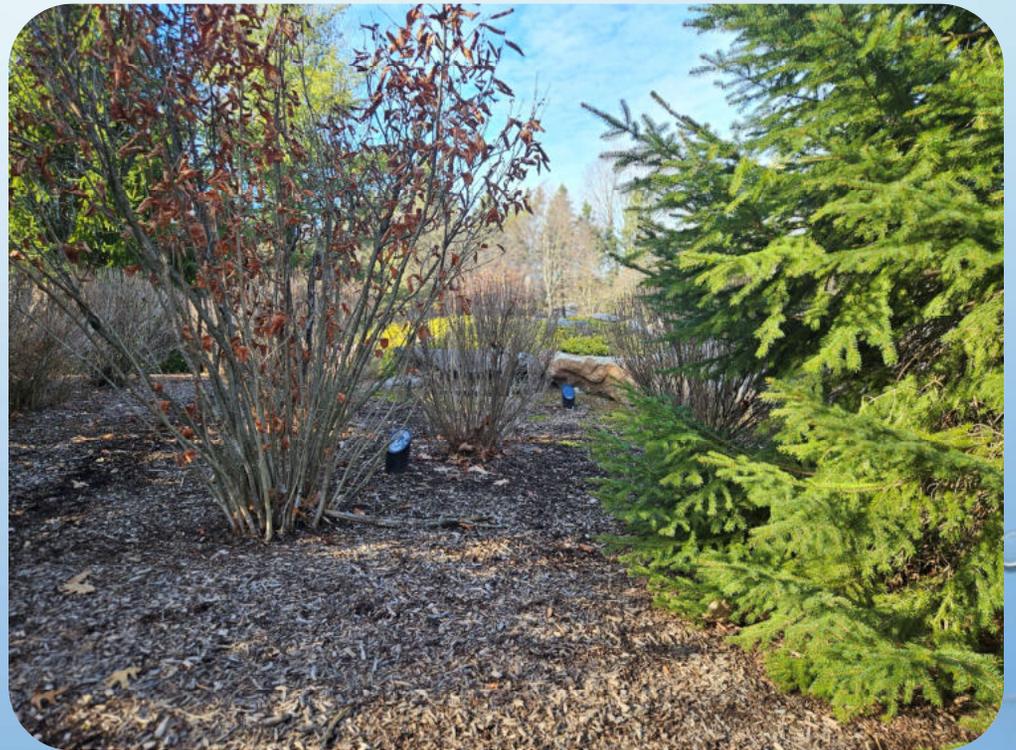
6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING, PLUMB 20 REMAINING POSTS

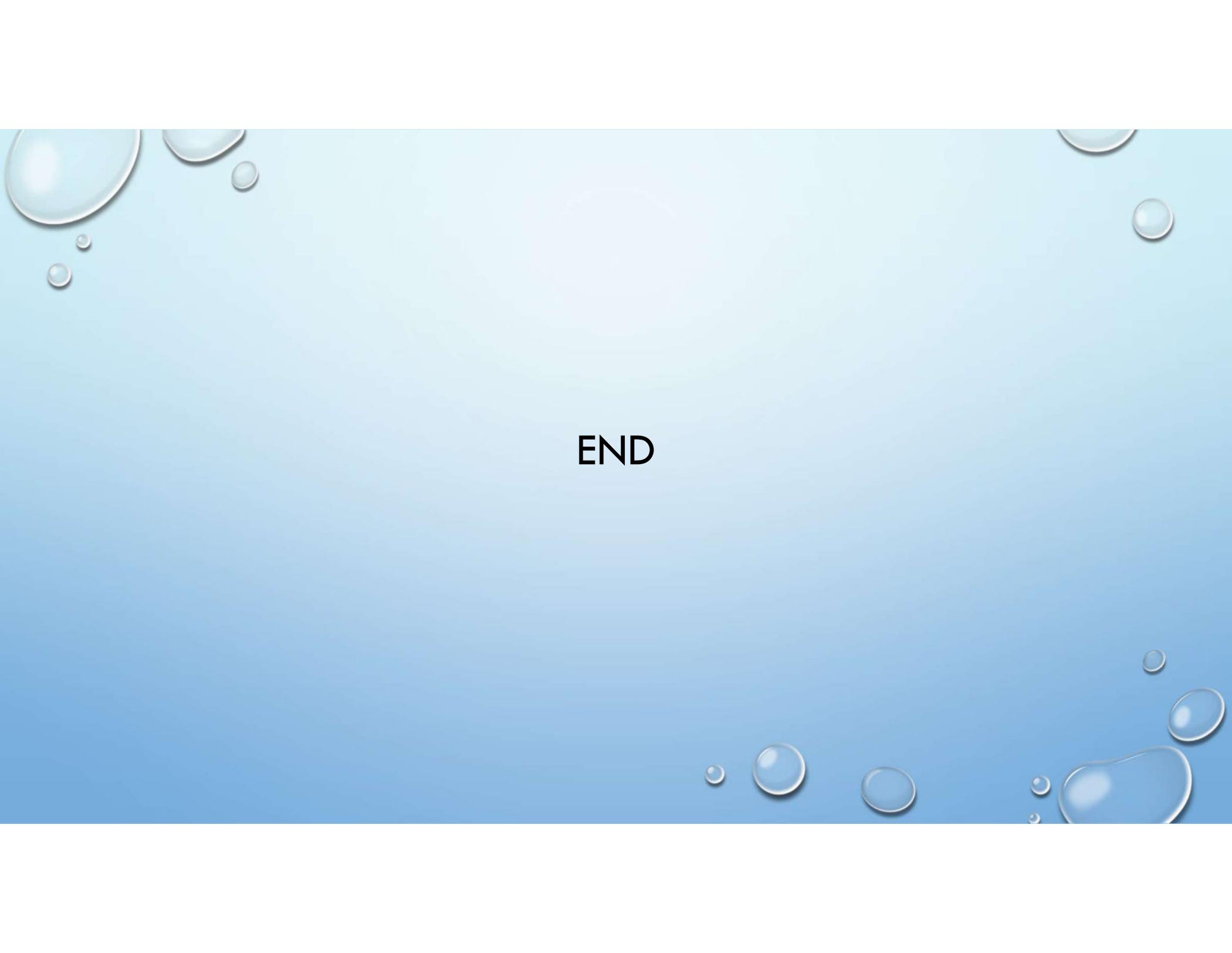


MYSTIC SHORES PARK SOUTH & OVERLOOK PARK WEST PEDESTRIAN PATH IMPROVEMENT



BECK ROAD ENTRANCE POND/WATERFALL AREA LANDSCAPE LIGHTING REPLACEMENT



The image features a vertical blue gradient background, transitioning from a lighter, almost white blue at the top to a deeper, more saturated blue at the bottom. In the center, there is a faint, white sunburst or light flare effect. Scattered across the top and bottom edges are several realistic-looking water droplets of various sizes, each with a highlight and a shadow, giving them a three-dimensional appearance. The word "END" is centered in the middle of the image in a bold, black, sans-serif font.

END