

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

July 15, 2025

Zoom Webinar Meeting

1) **CALL TO ORDER:** 6:31 p.m.

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

MGMC: J.C. Palmer, Erin Karim

Homeowners:

Chris Petersen - 18350 Clairmont Circle East
Katherine Ross - 18678 Marblehead Drive
Rakesh & Anju Hora - 18777 Stonewater Boulevard
Mike Duhaime - 17886 Mission Pointe
Rob Canzano - 48077 Four Seasons Boulevard.
Heather Jiddou - 48372 Four Seasons Boulevard
Peter Shah – 48232 Binghampton Ct
Milan Gandhi – 18679 Clairmont Circle East
Sreeni Kondragunta – 18355 Fiddlers Cove
Max Walsh – 17816 Mission Pointe

2) **INTERIM ACTION OF BOARD (President Westermann):**

- Two large replacement trash containers will be purchased for Shorebrook/Peninsula Park.

3) **COMMUNITY FORUM**

- **Katherine Ross** – Heather and Mystic Lake fountain are not working. President Westermann explained our service contractor has found multiple failures of three fountains. The underwater cable repairs for Mystic Lake (north) and Parkshore (south) fountains was recently completed, however, the pump/motors are now not working and had to be shipped to the manufacturer for repair. A circuit breaker in the Heather Lake fountain shore panel was replaced, however, a small water leak has been found in one of the underwater cable connectors that also needs to be replaced.
- **Heather Jiddou** – The vacant lot on the corner of Four Seasons Boulevard and Clairmont Circle East is not being mowed regularly. She has been calling MGMC to report the issue. Weeds are coming into her lot and causing issues. President Westermann said all vacant lot owners have received Warning Notices and MGMC will be monitoring these Lots. She also

received a notice letter that her air conditioning unit needs evergreen screening, and she wanted to know what to do. President Westermann said the letter includes directions on downloading a Modification Request (MR) and Checklist from the Stonewatersub.org website, and submitting a plan to provide the evergreen screening (for appearance and noise reduction) to the Architectural Control Committee (ACC) for approval.

- **Robert Canzano** - Asked if the Mystic/Heather Lake makeup water well pump controls are now in automatic. President Westermann and MGMC replied the controls are in automatic control and working, the pump will come on once a low level is reached. Robert complimented the lake treatments this year, and said the lakes look good. Robert also wanted to make sure MGMC is monitoring shoreline weeding. President Westermann said MGMC will be performing shoreline inspections this month. Robert asked that the culvert on Northwest end of Mystic be inspected and cleaned, it looks like it is full of debris.
- **Katherine Ross** - Asked MGMC to post information on how to use a small torch designed to burn weeds to perform shoreline weed maintenance.
- **Rakesh Hora** – Asked about why his AC unit needs to have evergreen screening after 19 years. President Westermann explained that CC&R's have always required evergreen screening for mechanical equipment (e.g. AC units, generators, etc.) for appearance and noise reduction. Apparently, this was missed on his approved landscaping plan. Unfortunately, some homeowners had approved landscaping plans to install the evergreen screening, but didn't install the shrubs; and others installed the shrubs, but they died and didn't replace them. Therefore, the Association recently completed a community wide inspection of this issue and sent Warning Notices to homeowners who are not in compliance.
- **Mike Duhamie** – There is a large tree down over the pedestrian path near Stoneridge Lake. Mike asked what we can do about kids parking in the fire lane on Mission Pointe and blocking roads. Recently, Priority Waste Service trucks couldn't even make it down Mission Pointe to pick up trash. President Westermann said the down tree along the pedestrian path and a dead Austrian pine at the entrance to Wildlife Park will be removed this Thursday. MGMC will talk with Northville Township Police Department (NTPD) liaison officer to see what can be done. President Westermann has asked Officer Pike (responsible for West Region patrols) if they can increase patrols. However, since the Association's parks are private, homeowners need to call and complain so NTPD can issue tickets for parking in a fire lane and recreational trespassing. The Association has asked Wayne County for several years to replace the missing fire lane signs on Mission Pointe and other roads in the community.
- **Max Walsh** – Mission Pointe cul-de-sac is difficult to get through because cars are parked in the fire lane and all along the street. He is frustrated about the amount of trash left by trespassers and the late-night activities in the park. Recently there was a fight on his front lawn at 12:30 a.m. He has called NTPD at least twelve times in the past two months. Police have come out, but as soon as they leave, kids return. President Westermann and MGMC said they will talk to NTPD to insure they issue trespassing tickets to individuals found in the Association's parks, that are not accompanied by a resident.
- **Chris Petersen** – The 7-mile and Stonewater Boulevard entrance waterfall is not in-service. MGMC said the contractor is working on this issue. Chris asked if there was information on the Associations Solar Energy Policy. President Westermann said in accordance with Michigan law, the Board adopted a Solar Energy Policy last November and posted it on the Stonewatersub.org website. In addition, the Stonewatersub.org ACC Page includes a Solar Energy Checklist for homeowners who are considering adding solar panels to their roof.

4) CONFIRMATION OF AGENDA ITEMS

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

5) PRESIDENT’S REPORT (President Westermann):

- **Priority Maintenance Work (see attached PowerPoint presentation)**
 - Spring Hill Park gazebo floor replacement
 - 6 Mile Road and Overlook Trail Road sidewalk leveling & replacement
 - 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
 - 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 in June until the Management Company got caught up on processing inspections from several months ago and issuing the associated Violation Notices.
 - ❖ MGMC will resume inspections of shorelines.
 - 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.
 - MGMC follow-up inspections have been completed, and second notices will be sent out within a week.

- Minimum Front & Backyard Trees
 - ❖ Inspections were completed in January/February.
 - ❖ ACC completed all follow-up re-inspections in March/April.
 - ❖ All notices will be sent out within a week.
- AC & Standby Generator Evergreen Screening
 - ❖ Inspections were completed in March/April.
 - ❖ ACC completed all follow-up re-inspections in April/May.
 - ❖ All notices will be sent out within a week.
- Exterior Lighting
 - ❖ ACC inspections completed in March
 - ❖ First group of violation notices have been issued.
 - ❖ Notices will be sent out for a second group within a week.
- Exterior Painting
 - ❖ Inspections April/May
 - ❖ Non-harmonious color, peeling or dirty paint.
 - ❖ All notices will be sent within a week.

- **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.
 - ❖ No progress since May 1st.
 - ❖ MGMC said they have made numerous calls and sent emails requesting the vendor complete the required electrical drawings. Management believes that Adams Well drilling is not concerned with holding their electrical sub-contractor to account for the additional drawing requirements. In accordance with the contract terms, Treasurer Westermann has withheld \$4,560 (30% milestone payment) until the contractor submits the required documents.

- 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.
 - ❖ Metro Environmental still has not submitted an invoice.
 - ❖ Management said they have made monthly calls to Gary Mapes (Owner) asking for the revised invoicing for the Phase 1 work completed last year. (A revised invoice was submitted on July 18, 2025.)

- 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.
 - ❖ On 7/13 Director Westermann sent MGMC several corrections that needed to be made to the maps provided. He reemphasized the need to focus efforts on the Phase 1, 2, and 3 areas described above, and recommended having dedicated maps for each phase.
 - MGMC reported that all the signs Wayne County chose to install last year have now been installed. However, the Phase 1 signs the Board requested be installed first (see description above), over one year ago, still have not been installed. President Westermann requested MGMC to include him on all emails and phone calls to Eric Lentz of the Wayne County Traffic Safety Department.
 - (President Westermann, asked MGMC to complete the installation of Phase 1 signs, and update the sign location maps to strictly follow the Fire

Marshals 2020 recommendations for the location of missing signs, and to change the color of the symbol for where missing fire lane signs were noted (with an “FL” in a green box) to red, where signs have now been installed. The red color will match the red for locations of existing signs and provide a good visual representation of what is complete and what needs to be done.

○ 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.
- ❖ MGMC reported Signs and More completed the letter repair and anchor project at the Manorwood entrance. Management is satisfied with the look and performance of the work. President Westermann asked if MGMC checked that all the letters were anchored on both sides of the sign as contractually agreed to. JC said he would check. (JC checked and found some loose anchors. MGMC will mee the contractor on July 22, 2025 to finalize the contractor’s punch list.)
- ❖ Signs and More will complete their sitewide assessment of signs by August 15, 2025.

● **New Action Items**

- Mystic Lake North/East #5 Fountain and Parkshore South #7 Fountain pump/motors were sent to AquaMaster for repair.

7) TREASURER’S REPORT (Treasurer Westermann):

- **March Financial Report** - The financial report was approved this afternoon and issued to the Board. However, it needs to be reissued with the Loan Statement.

- **April Financial Report** – Draft report received late this afternoon. As of June 30th, expenditures to date are on target with the Associations Approved 2025 Budget.
- **2024 Annual Audit & Tax Filing** – The auditor has all documentation needed to start the audit and the Association’s Federal & State tax filing.

8) COMMITTEE UPDATES:

Architectural Control Committee (ACC)

2025 Update: The MGMC inspection violations (minimum trees/evergreen screening) from earlier this year are being issued. The ACC Chair now has Vantaca privileges to review and approve MRs and inspection violations to be processed. We wish to thank Vicki and Jennifer for providing Vantaca training last Thursday, this should help improve the ACC’s backlog.

Plan Approval Process: There are currently 47 pending requests, 6 are missing required documents and another 40 have yet to be submitted as the result of a violation notice (minimum tree requirements, equipment screening, and unapproved modifications).

Approved Plans – Installations In Process: There are currently 11 approved requests pending installation inspection; 1 new MR approval since the last meeting.

Failed Inspections: There are currently 4 failed inspections pending reinspection (2 relate to outstanding violation notices); 1 is a carryover from 2024.

Final Approval (Installation): There were 5 new installation approvals since the last meeting (1 related to outstanding violation notice); 25 final approvals YTD (11 related to outstanding violation notices).

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- August 19th @ 6:30 p.m. Zoom webinar meeting.

12)ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:46 p.m.



**MAINTENANCE
PROJECT UPDATES**
KURT WESTERMANN

The background is a light blue gradient that transitions from a pale, almost white blue at the top to a deeper, more saturated blue at the bottom. Scattered throughout the image are several realistic water droplets of various sizes. These droplets have a glossy, reflective surface with a bright highlight on the upper left side of each drop, giving them a three-dimensional appearance. They are positioned primarily in the top-left and bottom-right corners, with a few smaller ones scattered in the center and bottom-left areas.

**JULY
BOARD MEETING UPDATE**

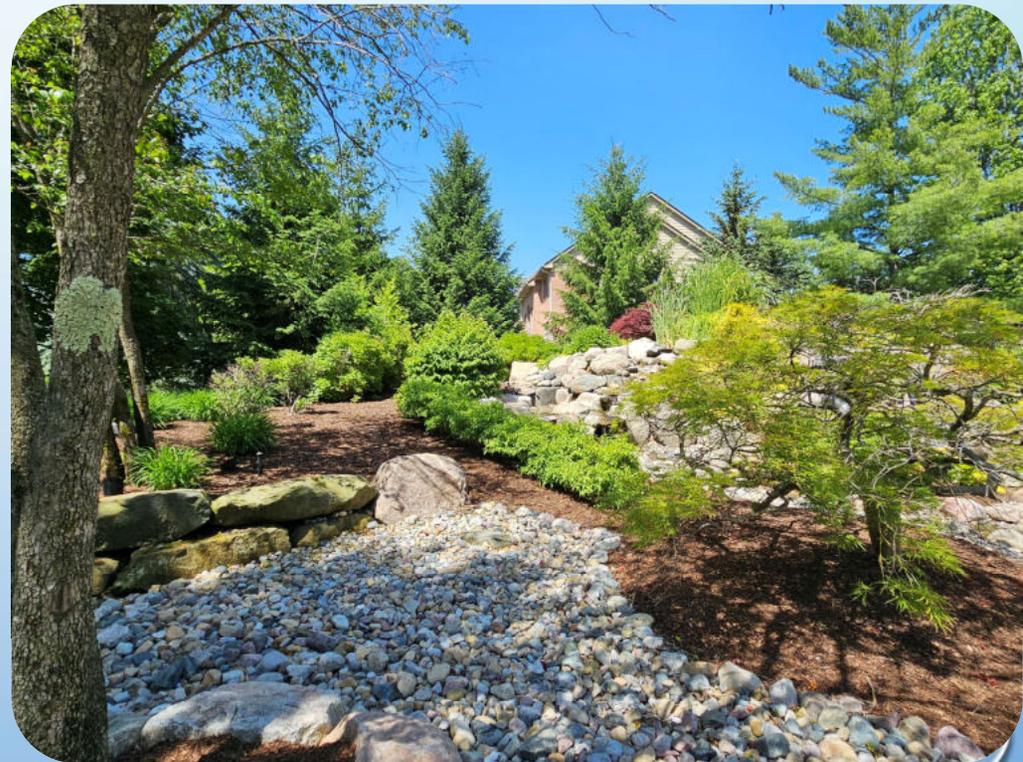
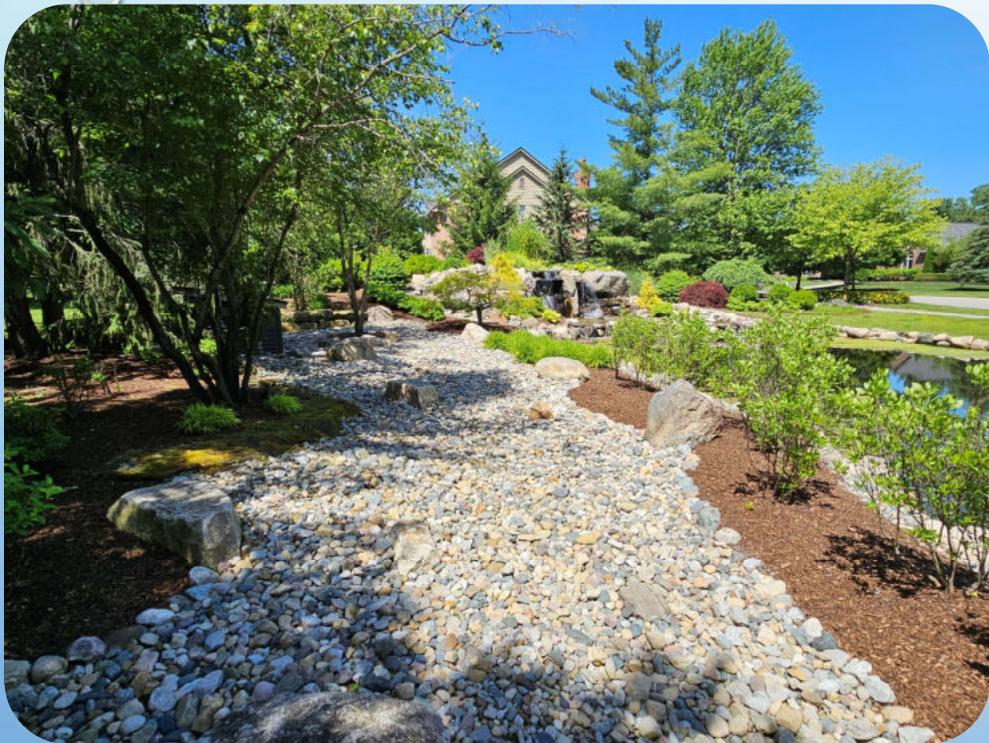
STORM DAMAGE - TREE REMOVAL



LANDSCAPE MAINTENANCE MULCH PLACEMENT & ANNUAL FLOWERS



LANDSCAPE MAINTENANCE MULCH PLACEMENT & ANNUAL FLOWERS



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



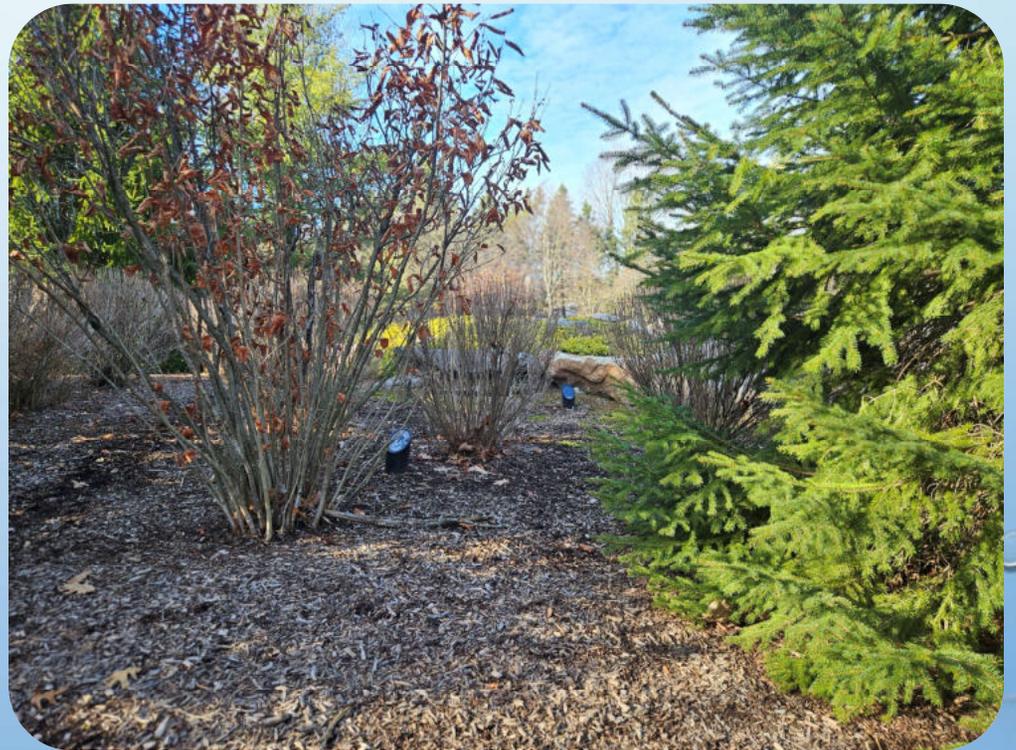
47 SIDEWALK SECTIONS LEVELED



23 SIDEWALK SECTIONS REPLACED



BECK ROAD ENTRANCE POND/WATERFALL AREA LANDSCAPE LIGHTING REPLACEMENT



LAKE IRRIGATION PUMPS WITH NO ENCLOSURES



LAKE IRRIGATION PUMP WITH ENCLOSURES



CONCRETE PAVER LEVELING

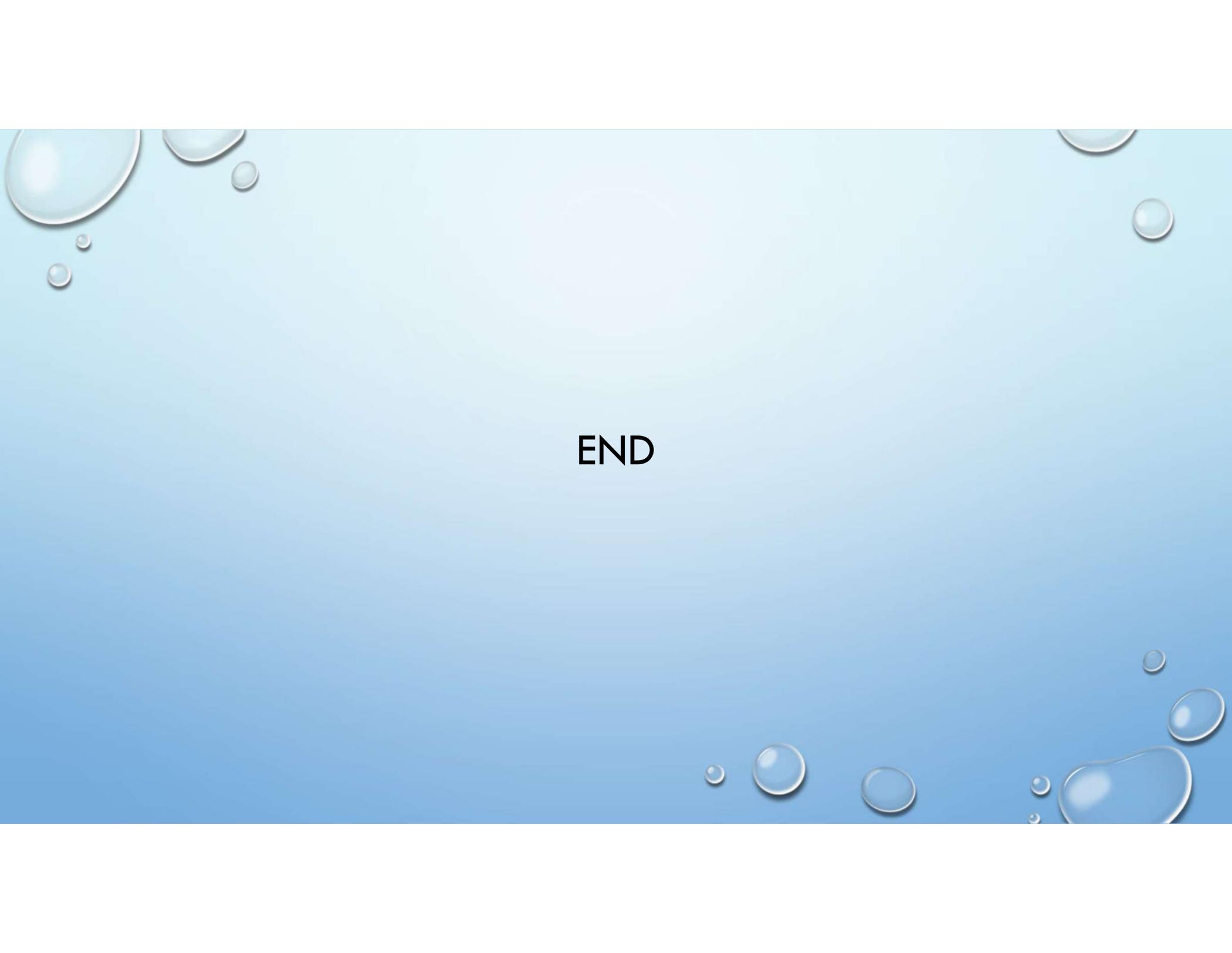


**6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING,
PLUMB 20 REMAINING POSTS**



MYSTIC SHORES PARK SOUTH & OVERLOOK PARK WEST PEDESTRIAN PATH IMPROVEMENT



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