

STONEWATER HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING

August 26, 2025

Zoom Webinar Meeting

**1) CALL TO ORDER:** 6:38 p.m.

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

MGMC: J.C. Palmer,

Homeowners:

Chris Petersen - 18350 Clairmont Circle East  
Adam Kolb – 48316 Four Seasons Blvd.  
Olivia Maddy – 18028 Peninsula way  
Lindsey Wilson – 18627 Marblehead Dr  
Michael & Nevin Ajluni – 19064 Stonewater Blvd.

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

- None

**3) COMMUNITY FORUM**

- Chris Petersen – Said PLM has done a great job taking care of the lake weeds this summer. He also commented that he has seen a number of Lots weeding their landscaping beds and repainting their homes. He mentioned that DTE has been digging up several front yards and repairing sod by reseeding and covering with straw. President Westermann asked MGMC to contact DTE and request that new sod be laid to repair damaged lawns (most all homeowners have lawn irrigation systems). He also suggested MGMC request DTE to provide a schedule of where and when future work will be done in the community.

**4) CONFIRMATION OF AGENDA ITEMS**

- Motion to Approve – KW
- Second – JE
- Vote – All approved.

## 5) PRESIDENT'S REPORT (President Westermann):

- **Priority Maintenance Work (see attached PowerPoint presentation)**
  - Spring Hill Park gazebo floor replacement
  - Mystic Shores Park South and Overlook Park West pedestrian path improvement
  - 6 Mile Road, Overlook Trail Road, Parkshore Drive sidewalk leveling & replacement
  - Beck Road entrance waterfall/pond area landscape lighting
  - Mystic Shores Park north pedestrian path drainage
  - Lake irrigation pump/motor enclosures
  - Concrete paver leveling
  - Paint 6-mile road wood fence
  - Installation of bird spikes under gazebo roofs

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

- **Homeowner Property Inspections**

- Shorelines
  - ❖ Community wide shoreline inspections have been completed and the draft letters are being review.
- Sidewalks
  - ❖ Follow-up inspections have been completed and the draft letters are being reviewed.
- Minimum Front & Backyard Trees
  - ❖ ACC is doing follow-up re-inspections.
- AC & Standby Generator Evergreen Screening
  - ❖ ACC is doing follow-up re-inspections.
- Exterior Lighting
  - ❖ Second group of notices were sent out.
- Exterior Painting
  - ❖ Follow-up re-inspections ongoing.

- **MGMC Priority Projects**

- Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement
  - ❖ 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 1, 2025.
  - ❖ 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.

- ❖ Contractor has been advised the Association will hire an engineer to create schematic and One-Line Diagram.
  
- Stormwater System Inspection & Cleaning (Parkshore & Teal Lake Areas)
  - ❖ Start Phase II (Stoneridge & Spring Hill Lake Areas) Inspection & Cleaning Work in September/October.
  - ❖ Metro Environmental will send daily landfill tickets for debris disposal.
  
- 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 South-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.

- **New Action Items**

- None

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

- **July Financial Report** – The July financial report has been approved and we are up to date. The July financials and a review of the work yet to complete this year was used to forecast the year end financials and to develop the 2026 Annual Budget that will be reviewed by the Board later this evening.
- **2024 Annual Audit & Tax Filing** –The auditor confirmed they had all requested information on July 10<sup>th</sup> to commence the 2024 Audit and Tax Filing. A request was sent this week to ask when the draft report will be available.

## 8) **COMMITTEE UPDATES:**

Architectural Control Committee (ACC)

**2025 Update:** Approximately 30% of those sent violation notices from the Management Company for not having the minimum number of trees or evergreen screening of mechanical equipment have completed final installation approval. Second notices have been sent and increased compliance is expected.

**Plan Approval Process:** There are currently 80 pending requests, 13 are in process and another 67 still need to submit a Modification Request (to meet the minimum tree requirements, evergreen screening of mechanical equipment, or unapproved modifications).

**Approved Plans – Installations In Process:** There are currently 17 approved requests pending installation inspection (6 addressing outstanding violation notices); and there are 10 new MR approvals pending installation inspection since the last meeting

**Failed Inspections:** There are currently 4 failed inspections pending reinspection (2 relate to outstanding violation notices); 1 of which was carried over from 2024.

**Final Approval (Installation):** There were 8 new installation approvals since the last meeting (5 related to outstanding violation notices); there have been 33 final approvals YTD (16 related to outstanding violation notices).

**9) UNFINISHED BUSINESS:**

- None

**10)NEW BUSINESS:**

- None

**11)NEXT MEETING:**

- September 16, 2025 Annual Meeting @ 6:30 p.m. Zoom webinar meeting.

**12)ADJOURNMENT:**

There being no further business, President Westermann adjourned the meeting at 7:17 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 background are several realistic-looking water bubbles of various sizes. Some are in the top-left and top-right corners, while others are clustered in the bottom-right corner. The bubbles have highlights and shadows, giving them a three-dimensional appearance.

# **AUGUST BOARD MEETING UPDATE**

# MAYBURY PARK NEW NON-MOTORIZED ENTRANCE 7-MILE ROAD NEAR RIDGE ROAD



# 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



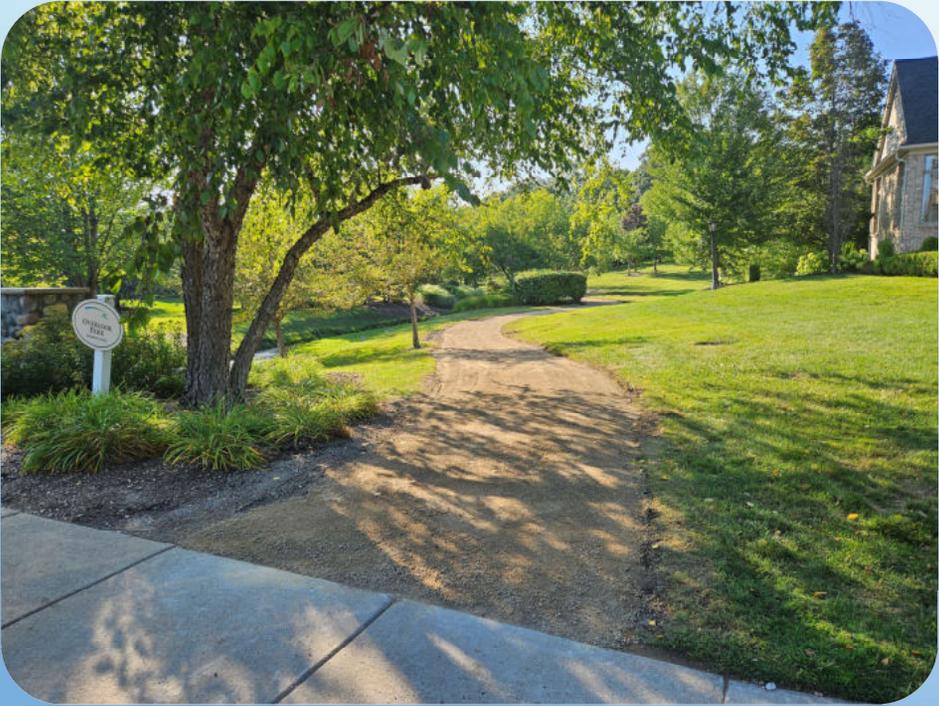
# MYSTIC SHORES PARK SOUTH & OVERLOOK PARK EAST PEDESTRIAN PATH IMPROVEMENT



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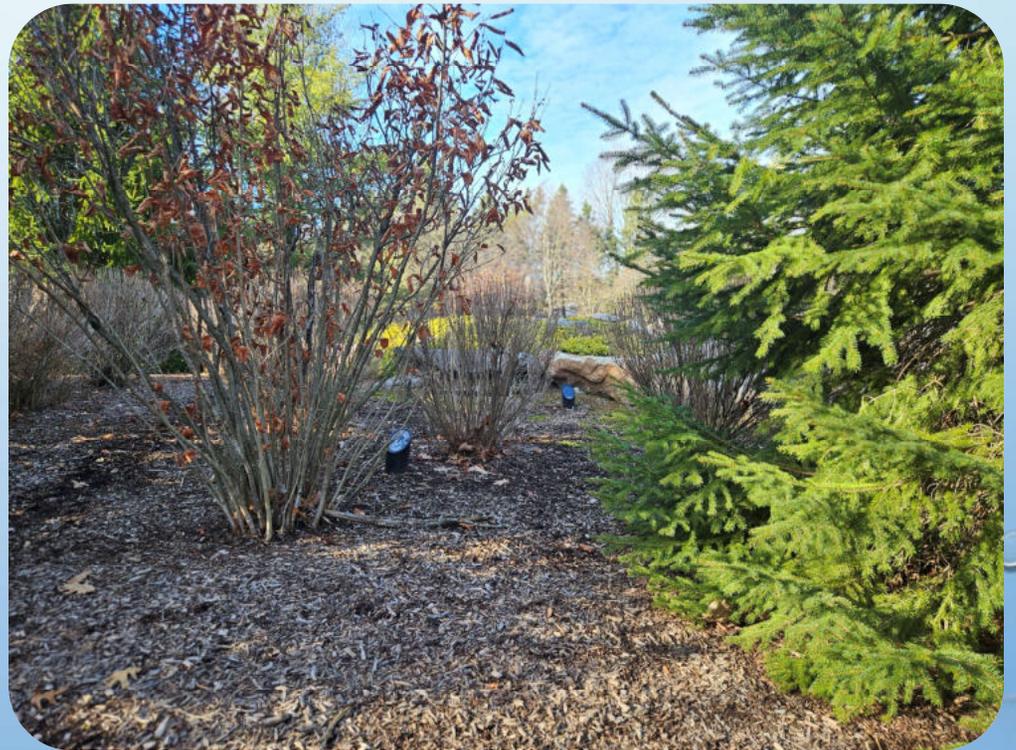
# MYSTIC SHORES PARK SOUTH & OVERLOOK PARK EAST PEDESTRIAN PATH IMPROVEMENT



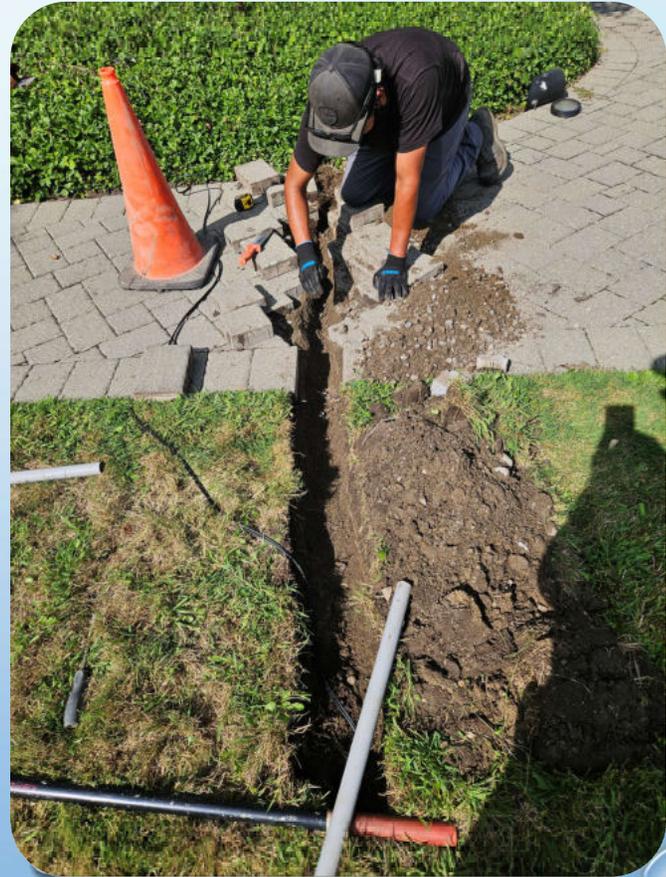
# PENINSULA & SHOREBROOK PARKS LARGER TRASH CONTAINERS



# BECK ROAD ENTRANCE POND/WATERFALL AREA LANDSCAPE LIGHTING REPLACEMENT



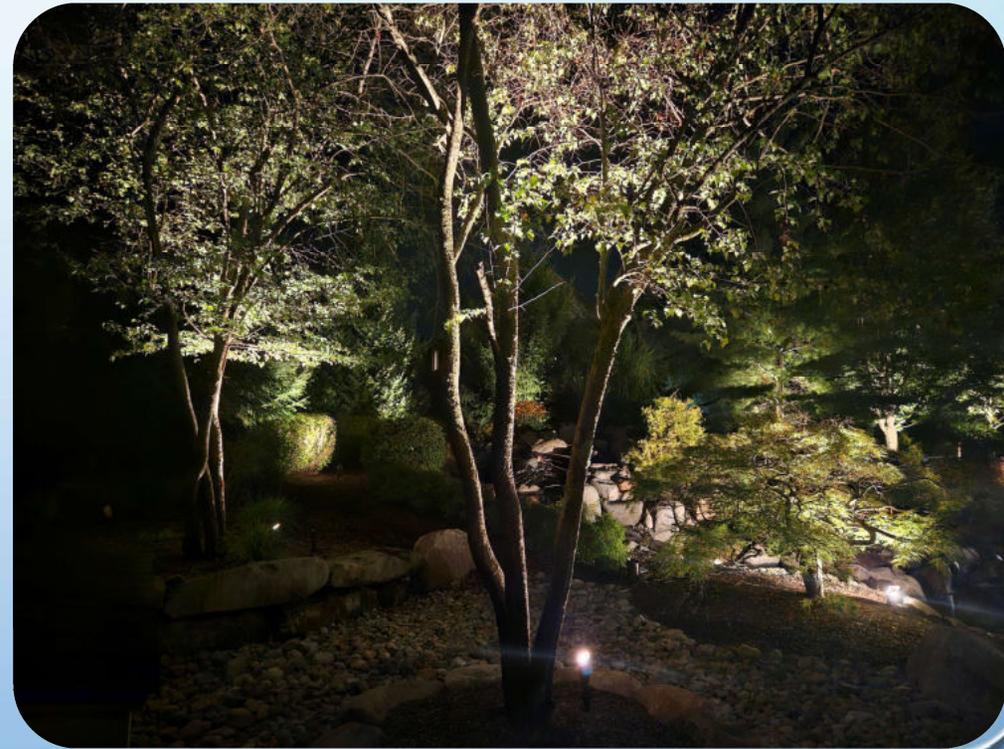
# BECK ROAD ENTRANCE POND/WATERFALL AREA LANDSCAPE LIGHTING REPLACEMENT



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# BECK ROAD ENTRANCE POND/WATERFALL AREA LANDSCAPE LIGHTING REPLACEMENT



# CONCRETE PAVER LEVELING



## LAKE IRRIGATION PUMPS WITH NO ENCLOSURES



## LAKE IRRIGATION PUMP WITH ENCLOSURES

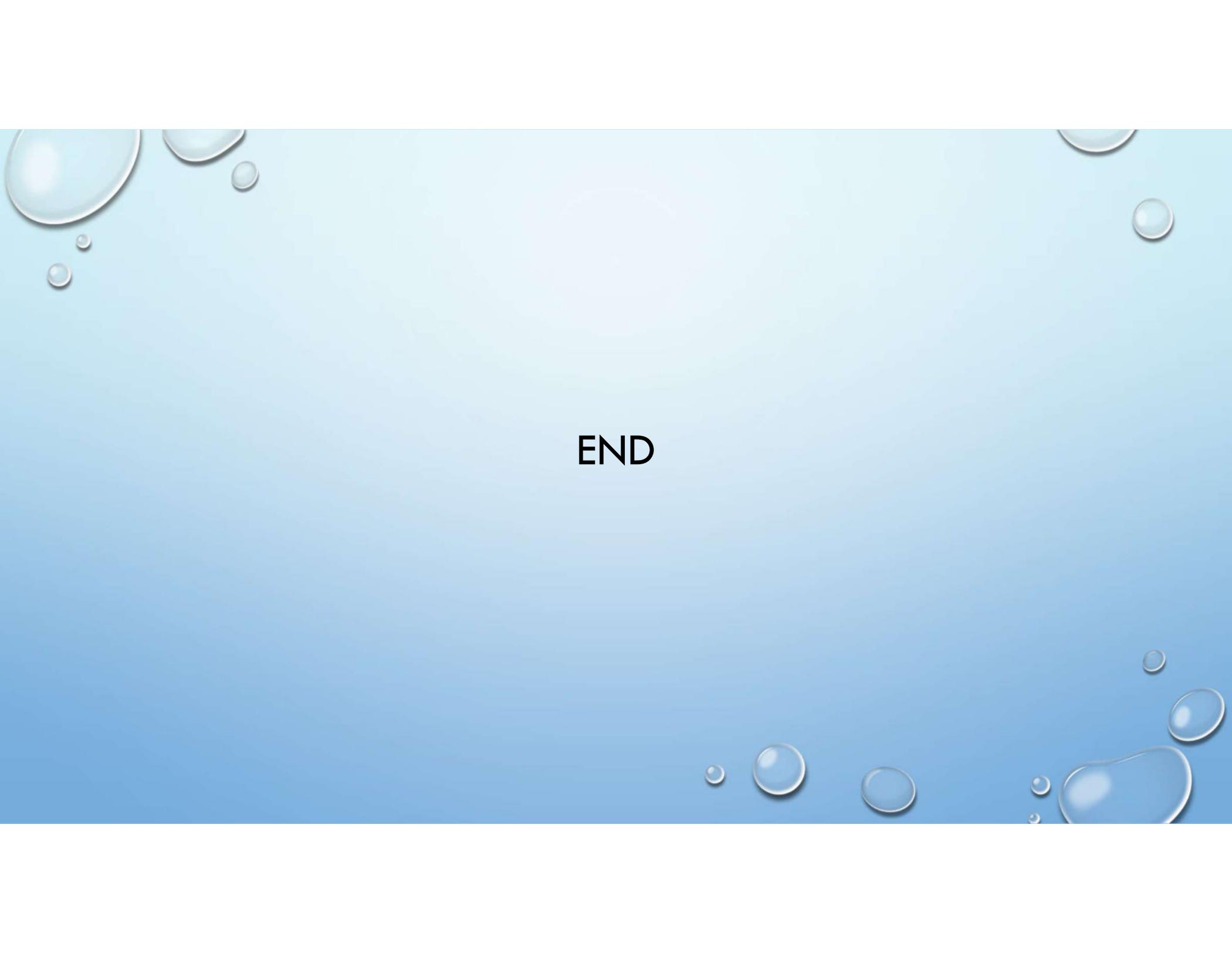


# LAKE IRRIGATION PUMP NEW ENCLOSURES



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



The image features a blue gradient background that transitions from a lighter, almost white blue at the top to a deeper 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 water droplets of various sizes, each with a white highlight and a soft 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**