

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

November 18, 2025

Zoom Webinar Meeting

1) CALL TO ORDER: 6:34 p.m.

ROLL CALL: Directors: Kurt Westermann, Anindya Roy, Jim Evangelista; Joanna McGuckin, John Tatge

MGMC: J.C. Palmer, Erin Karim

Homeowners:

Chris Petersen - 18350 Clairmont Circle East

Phil Collareno - 17850 Mission Pointe

Paresh Shah – 48232 Binghampton Ct.

Abayomi Abimbola – 18241 Parkshore Dr.

2) INTERIM ACTION OF BOARD:

- None

3) COMMUNITY FORUM

- Paresh Shah – He has questions about the requirement for evergreen screening around his AC units and has sent multiple emails to MGMC's Vicki Strong, but has not heard back from her. President Westermann asked Mr. Shah to send an email directly to the Architectural Control Committee at: accstonewwatervolunteer@gmail.com .
- Chris Petersen – Asked about schedule for when the holiday decorations would be installed. President Westermann replied everything will be installed and turned on by Thanksgiving.
- Phil Collareno – Confirmed he would be able to meet at the end of Mission Pointe cul-de-sac with the Management Company and Northville Township Police Department, on Friday, November 21, 2025 at 3 p.m. to discuss enforcement of no parking in the fire lane on Mission Pointe.

4) CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – K Westerman
- Second – J McGuckin
- Vote – All approved

5) PRESIDENT'S REPORT (President Westermann):

- **Priority Maintenance Work (see attached PowerPoint presentation)**

- 6 Mile Road, Overlook Trail Road, Parkshore Drive sidewalk leveling & replacement
- Mystic Shores Park north pedestrian path drainage
- Lake irrigation pump/motor enclosures
- Paint 6-mile road wood fence
- Water wash both Gazebos and install bird spikes under gazebo roofs

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

- **Homeowner Property Inspections**

- Sidewalks, Mailboxes, Exterior Painting, Landscape Maintenance- Re-inspections would continue through November.
- Utility Easements
 - ❖ Inspections – After re-inspections are completed.
- In-Ground Basketball Hoops and Portable Hoops
 - ❖ After re-inspections are completed.

- **MGMC Priority Projects**

- Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement
 - ❖ **Contract with Adams Well Drilling has been terminated**, and Spicer Group has been hired to create the Schematic Diagram and a Power Distribution One-Line Diagram.
- Stormwater System Inspection & Cleaning (Stoneridge Lake & Spring Hill Lake Areas)
 - ❖ Started Phase II (Stoneridge & Spring Hill Lake Areas) Inspection & Cleaning Work on October 13th. Work will be completed in approximately two (2) more weeks.
 - ❖ Metro Environmental has stored debris removed from storm sewer system on their site, and after dewatering, is transporting it to the landfill.
- 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).
 - ❖ On November 13, 2025, Wayne County staked the locations of eleven (11) missing fire lane signs that will be installed. There are three (3) locations on New Castle Court, one (1) on Manorwood, and seven (7) on Mission Pointe. It

will take about a week to make the signs and have MISS DIG flag utility clearances. New signs will be installed Monday, November 24, 2025.

- ❖ A meeting has been scheduled with homeowners on Mission Pointe and Northville Township Police Department at 3 p.m. on Friday, November 21, 2025.

- **New Action Items**

- None

7) TREASURER'S REPORT (Treasurer Westermann):

- **September & October Financial Report** – The September financial report has been approved, and the draft October financial report was issued today and is under review.
- **2024 Annual Audit & Tax Filing** – The Association's Federal and State taxes were accepted by both taxing authorities. The 2024 Annual Audit Report has been finalized and we expect to receive an electronic copy from our auditor this week. An electronic copy of the audit report will then be emailed to all residents.

8) COMMITTEE UPDATES:

Architectural Control Committee (ACC)

2025 Update: The ACC installation inspection season has come to a close for the year and will resume in the spring. In a typical year, the ACC processes approximately 30-50 modification requests. Over 100 modification requests have been processed in 2025.

The increase is primarily due to noncompliance issues and the need to have the ACC assist in the approval process to verify the proper corrective action was taken. Approximately 50 of the modification requests were due to ownership turnover and renovation projects.

This month the ACC welcomed Director Joanne McGuckin to the committee. The Board and the ACC appreciate her volunteering her time and fresh perspective.

To create more awareness of the ACC review process, the management company mailed a color flyer with this year's annual assessment invoice. The flyer reminds residents about the role of the ACC, why you need ACC approval of an exterior building or landscaping change, why it's the homeowner's responsibility to get ACC approval not your contractor, and what may happen if modifications are made without ACC prior approval.

Plan Approval Process: There are currently 44 pending requests, 15 are in process and another 29 have yet to be submitted as the result of a violation notice.

Approved Plans – Installations In Process: There are currently 16 approved requests pending installation inspection (6 addressing outstanding violation notices); and 7 new MR approvals pending installation inspection since the last meeting.

Failed Inspections: There are currently 6 failed inspections pending reinspection (5 relate to outstanding violation notices); 1 of which was carried over from 2024. However, all have been given an extension deadline until May 30, 2025, due to the end of the planting season.

Final Approval (Installation): There were 7 new installation approvals since the last meeting; a total of 70 final approvals YTD (43 related to outstanding violation notices).

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- December 16, 2025 @ 6:30 p.m. Zoom webinar meeting.

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:13 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 droplets of various sizes. Some are in the top left corner, some in the top right, and a cluster of larger droplets is in the bottom right corner. The droplets have highlights and shadows, giving them a three-dimensional appearance.

NOVEMBER BOARD MEETING UPDATE

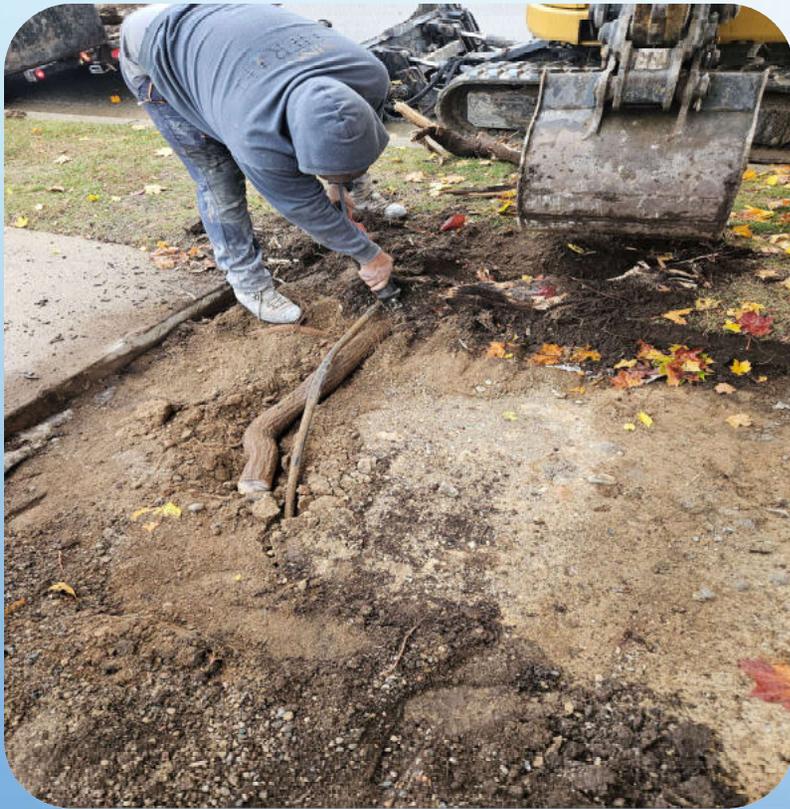
SIDEWALK – 47 SECTIONS LEVELED & 33 REPLACED



33 SIDEWALK SECTIONS REPLACED



33 SIDEWALK SECTIONS REPLACED



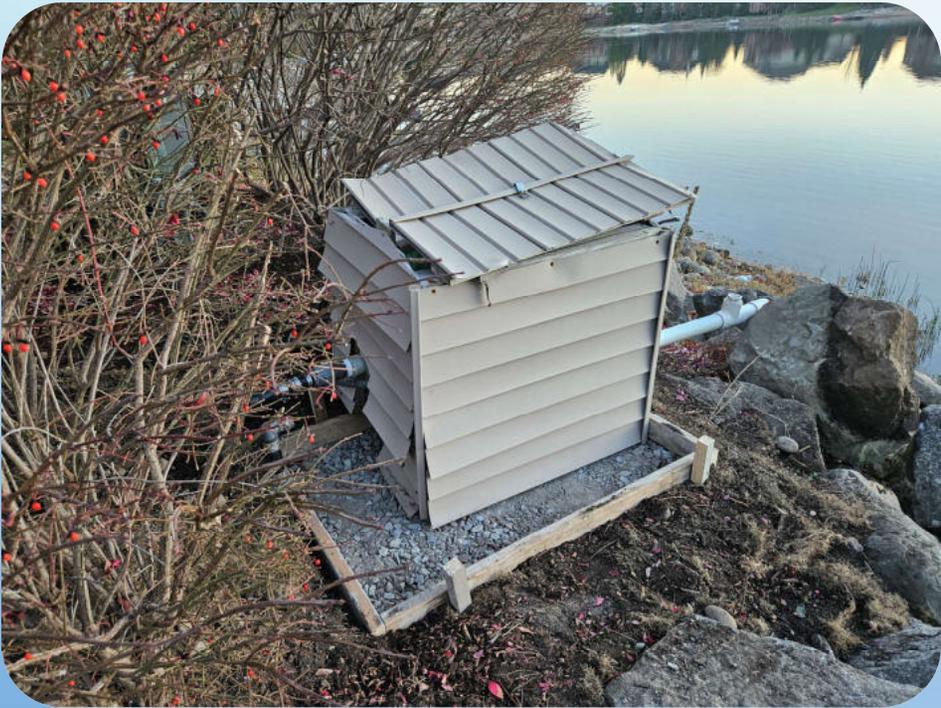
LAKE IRRIGATION PUMPS WITH NO ENCLOSURES



LAKE IRRIGATION PUMP WITH ENCLOSURES



LAKE IRRIGATION PUMP NEW CONCRETE BASE PADS



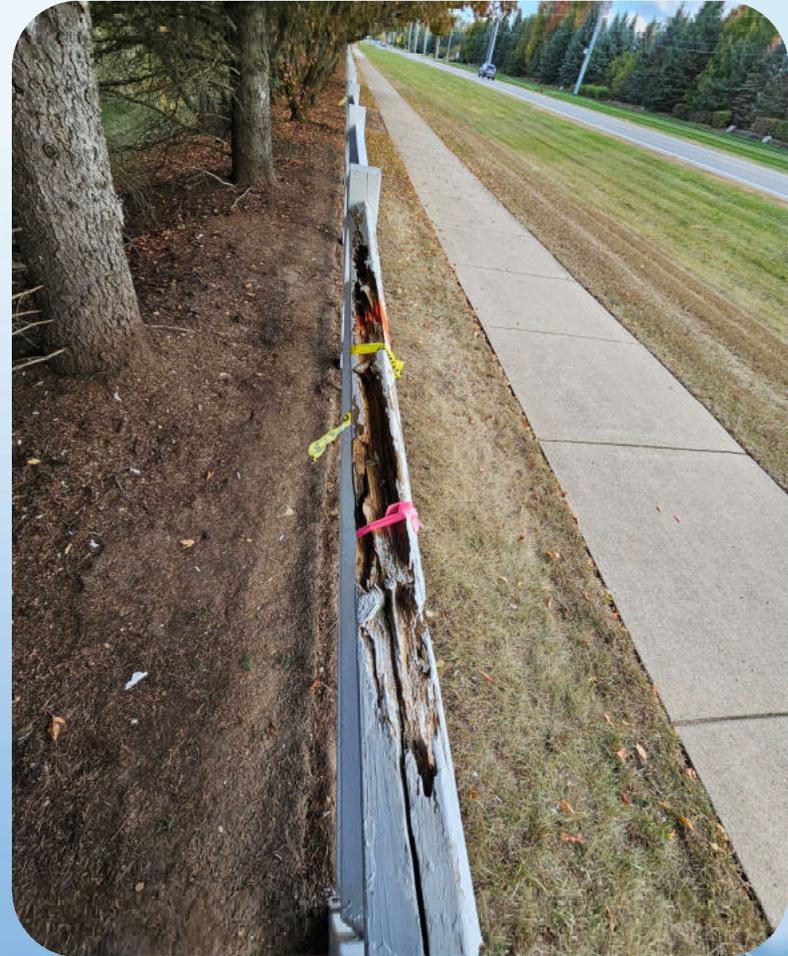
LAKE IRRIGATION PUMP NEW ENCLOSURES



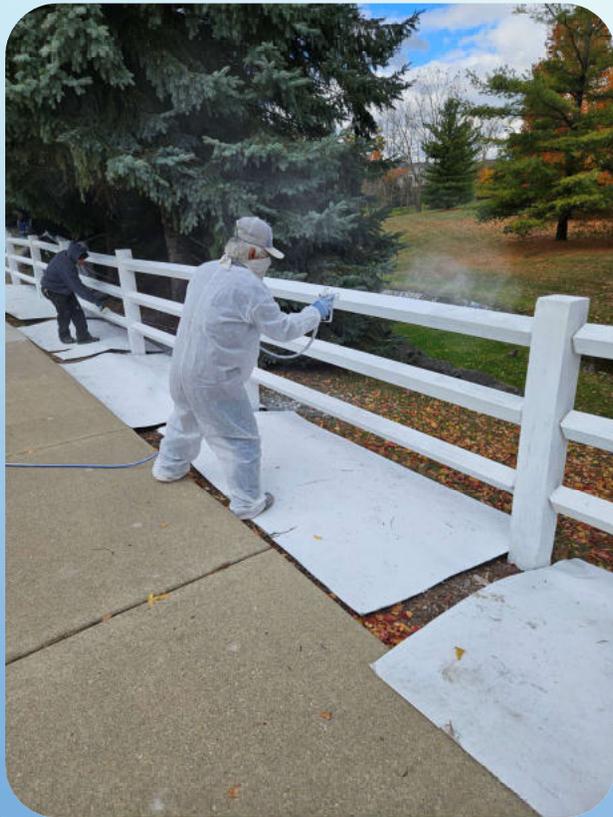
6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING



6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING, PLUMB 23 POSTS, REPLACE 1 POST & 21 RAILS



6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING

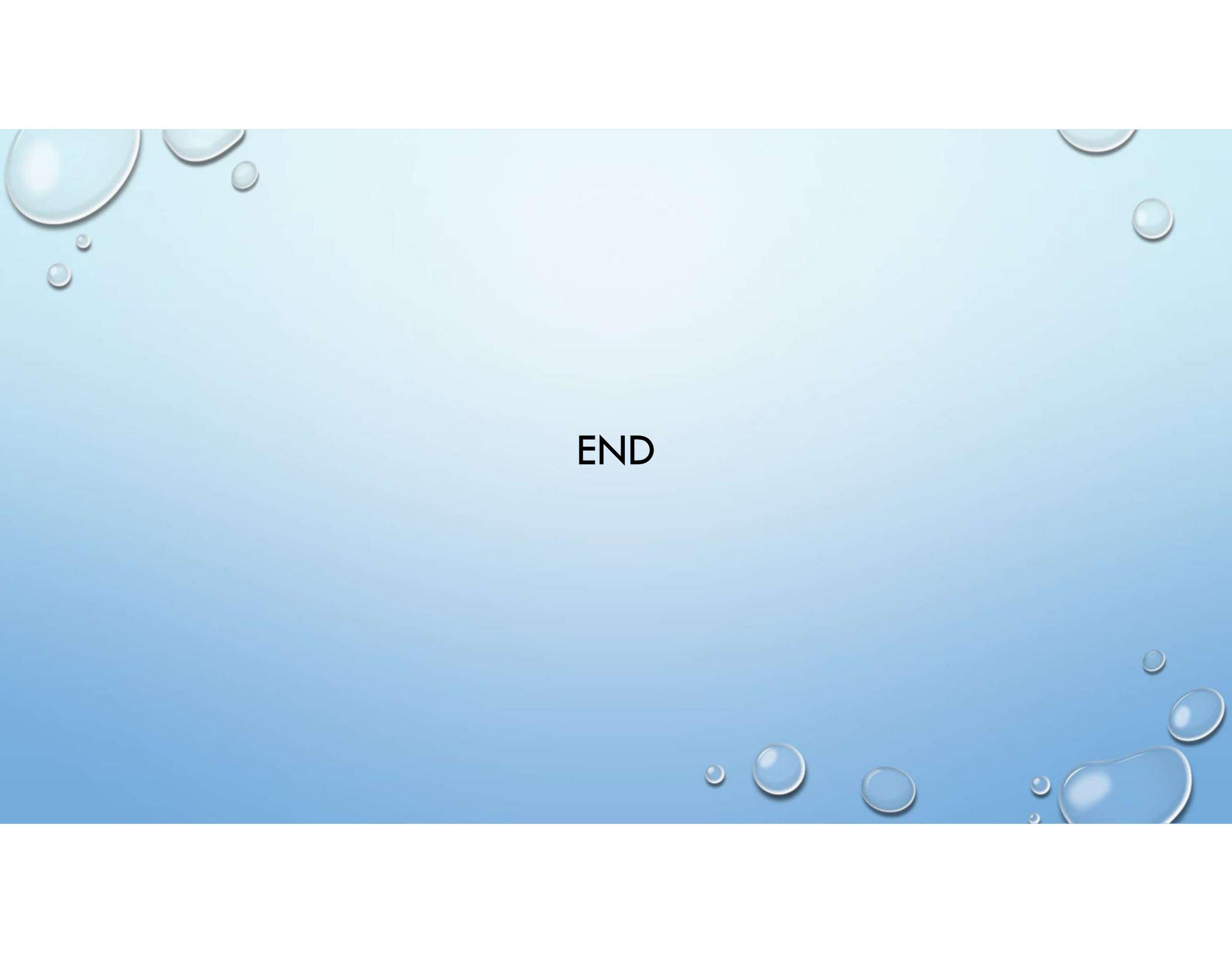


6 MILE ROAD WOOD SPLIT RAIL FENCE PAINTING



STORM SEWER SYSTEM INSPECTION & CLEANING STONERIDGE & SPRING HILL LAKE AREAS



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. Scattered throughout are several realistic water droplets of various sizes, some with highlights and shadows, giving them a three-dimensional appearance. In the center of the image, there is a faint, circular watermark or logo that is barely visible. The word "END" is printed in a bold, black, sans-serif font, centered horizontally and vertically on the page.

END