

STONEWATER HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING

December 16, 2025

Zoom Webinar Meeting

1) **CALL TO ORDER:** 6:39 p.m.

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

MGMC: J.C. Palmer, Erin Karim

Homeowners:

Chris Petersen - 18350 Clairmont Circle East

Phil Collareno - 17850 Mission Pointe

Paresh Shah – 48232 Binghampton Ct.

Lindsey Wilson 18627 Marblehead Drive

Row Mackie 48325 Binghampton Dr

Le Ann Seymour Duhaime 17886 Mission Point

Gretta Subotich 18060 Mission Point

Rose Krikorian 18130 Mission Point

2) **INTERIM ACTION OF BOARD:**

- None

3) **COMMUNITY FORUM**

- Lindsey Wilson – Expressed disappointed about the decision of the Association's insurance provider to cover flood damage to his property.
- Paresh Shah – Asked about evergreen screening of his AC units and the requirement for a land survey. President Westermann responded we can discuss his Violation Notice during the private hearing he requested following the open meeting.
- Gretta Subotich – Asked why some additional "Fire Lane No Parking" signs were recently installed along Mission Pointe. President Westermann responded that these were missing signs that the Northville Township Fire Marshal recommended the Association re-install to provide proper clearance for fire and emergency vehicles. It was also noted, that based on the road width, parking is not permitted on either side of a boulevard, on either side of the road. (The fire lane signage is required for compliance with International Fire Code, Northville Township Code of Ordinance, Northville Township Fire Department Fire Lane Standards, Michigan Manual on Uniform Traffic Control Devices, and Michigan Vehicle Code).
- Row Mackie – Asked about a Violation Notice she received and wanted to know what was required to resolve it? President Westermann asked if she had submitted the requested information to ACC. Ms. Mackie said she has submitted information. The Board will ask the ACC to follow-up with Ms. Mackie.

- Rose Krikorian– Agreed with Greta Subotich regarding her disappointment with the no parking signs replaced on Mission Pointe. She wanted to know where people are supposed to park. Rose suggested that trespassers who enter the community to jump off the Peninsula Bridge should be ticketed. President Westermann agreed ticketing trespassers was the most effective deterrent. While the replacement of some missing fire lane signs on Mission Pointe will allow Northville Township Police to ticket those who enter the community to jump off the Peninsula Bridge, the fire lane signs weren't replaced for this purpose, they were replaced for the safety of everyone in the community and to comply with the Northville Township Fire Marshal's recommendations.

#### **4) CONFIRMATION OF AGENDA ITEMS**

- Motion to Approve – KW
- Second – Joanna.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
  - Lake irrigation pump/motor enclosures

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

- **Homeowner Property Inspections**
  - Sidewalks, Mailboxes, Exterior Painting, Landscape Maintenance- Follow-up re-inspections completed?
  - Follow-up re-inspections have been completed and letters have been sent. There are currently 0 re-inspections awaiting review.
  - Utility Easements
    - ❖ Inspections – Scheduled for winter
    - ❖ The Board and Management Company will develop a plan on how the inspections will be performed.
  - In-Ground Basketball Hoops and Portable Hoops
    - ❖ Re-inspections scheduled over winter.
    - ❖ The Board will provide the Management Company with previous community wide inspection findings to update during the follow-up re-inspections.
- **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. BOM needs one minor update and the drawings will be complete. Additional design issues were discovered:
    - Wrong end plates installed on terminal blocks. Exposed live parts – creating a safety hazard. Director Westermann ordered the correct end plates and will install.
    - Wrong type of wiring installed for level transmitter. Should have installed twisted shielded cable, to minimize electromagnetic and radio frequency interference (RFI). Especially considering the pump motor starter is mounted in the same cabinet as the PLC.
  
- Stormwater System Inspection & Cleaning (Stoneridge Lake & Spring Hill Lake Areas)
  - ❖ Started Phase II (Stoneridge & Spring Hill Lake Areas) Inspection & Cleaning Work was completed on November 26, 2025.
  - ❖ Metro Environmental has stored all the 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.
  - ❖ Meeting was held with three homeowners on Mission Pointe and Northville Township Police Department at 3 p.m. on Friday, November 21, 2025.
  - ❖ Wayne County staked the location of the new fire lane signs. As of December 10<sup>th</sup>, Wayne County is still planning to install the signs soon.

- **New Action Items**

- None

## 7) TREASURER'S REPORT (Treasurer Westermann):

- **October Financial Report** – The October Financial Statements have been reviewed and approved.
- **2024 Annual Audit & Tax Filing** – As required by our Bylaws, the financial statements of the Association were audited by a CPA firm approved by the Board. The 2024 Independent Auditors Report was transmitted to the Board of Directors on December 1, 2025, and the auditor found these financial statements to be fairly presented and in conformity with generally accepted accounting principles (GAAP). The 2024 Audit Report was sent to all members on December 4, 2025.

## 8) COMMITTEE UPDATES:

### Architectural Control Committee (ACC)

**2025 Update:** In 2025, the ACC processed 158 Modification Requests.

**Plan Approval Process:** There are currently 30 pending requests, 9 are in process and another 21 still need to be submitted as the result of a violation notice.

**Approved Plans – Installations In Process:** There are currently 18 approved requests pending installation inspection; 3 new MR approvals are pending installation inspection since the last meeting.

**Failed Inspections:** There are currently 5 failed inspections that are pending reinspection; 1 of which was carried over from 2024.

**Final Approval (Installation):** There were 7 new installation approvals since the last meeting; and 77 final approvals YTD.

## 9) UNFINISHED BUSINESS:

- None

## 10) NEW BUSINESS:

- None -

## 11) NEXT MEETING:

- February 17, 2026 @ 6:30 p.m. Zoom webinar meeting.

## 12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:17 p.m.

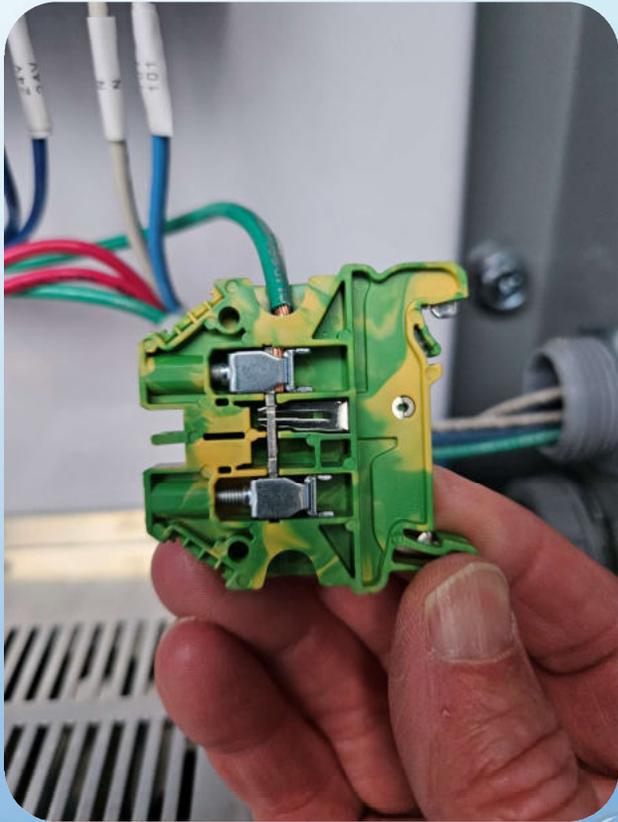
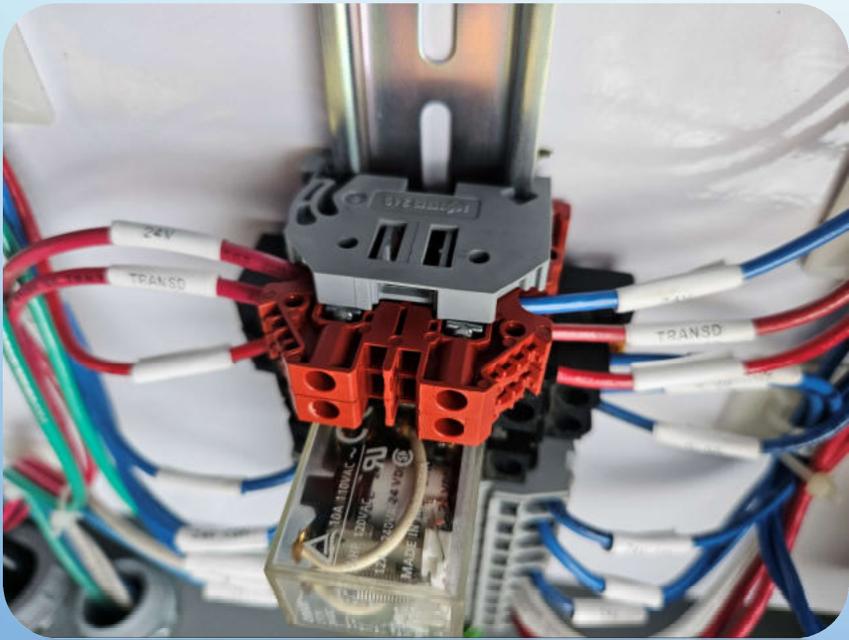


**MAINTENANCE  
PROJECT UPDATES**  
KURT WESTERMANN

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**DECEMBER  
BOARD MEETING UPDATE**

# HEATHER & MYSTIC LAKE MAKEUP WELL WATER PUMP ELECTRICAL/CONTROLS



# 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 EQUIPMENT BASE PADS



# LAKE IRRIGATION PUMP EQUIPMENT BASE PADS

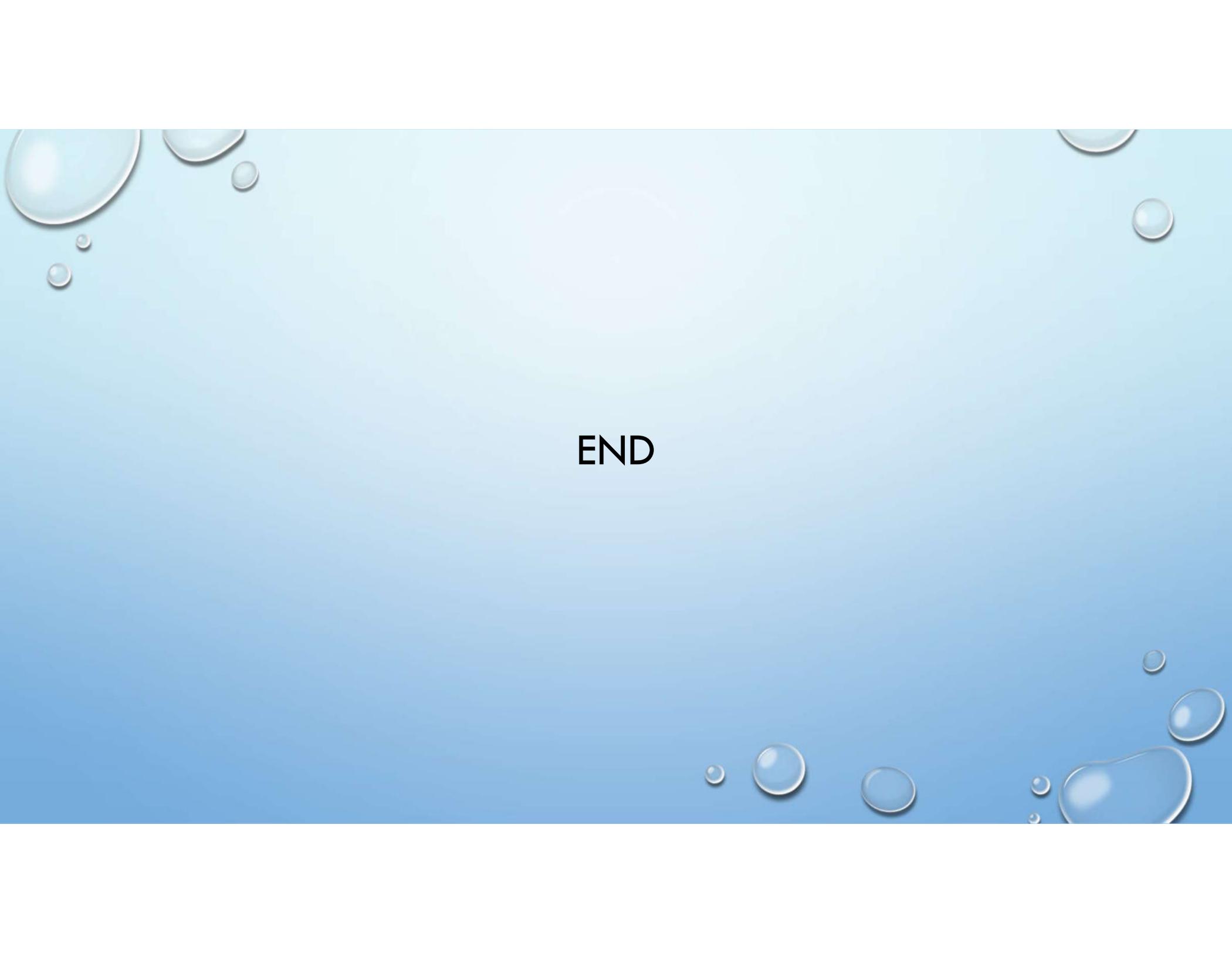


# LAKE IRRIGATION PUMP NEW ENCLOSURES



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



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**END**