

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

February 17, 2026

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:

Phil Collareno - 17850 Mission Pointe

Lindsey Wilson - 18627 Marblehead

Ario Mancini – 48344 Manorwood Dr.

2) INTERIM ACTION OF BOARD:

- None

3) COMMUNITY FORUM

- Mr. Mancini said last fall that he had asked the management company for a hearing regarding violation notices and fines he received, but did not hear anything back. The management company will contact him tomorrow and setup a future hearing with the Board.

4) CONFIRMATION OF AGENDA ITEMS

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

5) PRESIDENT'S REPORT (President Westermann):

- **Priority Maintenance Work**
 - Lake Irrigation Pump/Motor Enclosures
 - Irrigation Pump Replacement (Parkshore & Stoneridge)
 - Pedestrian Path Improvement – Phase 3
 - Association Storage Building – Overlook Park
 - Heather & Mystic Lake Area - Storm Sewer Inspection & Maintenance
 - Lake Fountain Shore Panel Replacement
 - Stonewater Creek Pedestrian Bridge Replacement
 - Well Pump Replacement

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

- **Homeowner Property Inspections** – Inspections listed below will start the week of February 16, 2026.
 - Utility Easements
 - ❖ Storm Sewer System
 - In-Ground Basketball Hoops and Portable Hoops
 - ❖ Re-inspections
- **MGMC Priority Projects**
 - Mystic/Heather Lake Makeup Well Water Pump Power/Control Panel Replacement
 - ❖ Contract with Adams Well Drilling was terminated, and Spicer Group was hired to create a Schematic Diagram and a Power Distribution One-Line Diagram. Additional design issues were discovered:
 - Wrong end plates installed on terminal blocks. Exposed live parts – creating a safety hazard. New terminal block end plates delivered and will be installed.
 - Need to replace level transmitter wiring with twisted shielded cable, to minimize electromagnetic and radio frequency interference (RFI).
 - Stormwater System Inspection & Cleaning (Heather & Mystic Lake Areas)
 - 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).
 - ❖ Update
- **New Action Items**
 - None

7) TREASURER'S REPORT (Treasurer Westermann):

- **December Financial Report** – After reviewing the preliminary 2025 year-end financial results, our actual operating expenses are expected to be right on budget. Special thanks to Erin Karim for ensuring we promptly receive our monthly financial results.

8) COMMITTEE UPDATES:

Architectural Control Committee (ACC)

2026 Update: In 2025, the ACC completed 83 installation inspections, and 78 were approved and 5 not approved. So far this winter, the ACC has been working with homeowners to correct noncompliance issues and reviewing their spring installation plans. The Association recently issued additional notices for exterior lighting; and utility easement encroachment issues identified by our storm sewer maintenance contractor.

Plan Approval Process: There are currently 35 pending requests, 12 are in process and another 23 have yet to be submitted as the result of a violation notice.

Approved Plans – Installations In Process: There are currently 22 approved requests pending installation inspection, and 4 new MR approvals pending installation inspection since the last meeting.

Failed Inspections: There are currently 5 failed inspections from last fall that are pending reinspection. All of these have extended deadlines until 5/30/26.

Final Approval (Installation): There have been 3 new installation approvals since the last meeting, and 2 final approvals so far this year.

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

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

12)ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 6:57 p.m.