

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

March 17, 2026

Zoom Webinar Meeting

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

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

MGMC: J.C. Palmer, Vicki Strong

Homeowners:

Chris Petersen - 18350 Clairmont Circle East

Abayomi Abimbola – 18241 Parkshore Dr.

Christina Frush 18441 Stoneridge Ct

Fran Hobbs - 48190 Four Seasons

Ketur Doshi - 18321 Clairmont Cr West

Kiran Koka - 18417 Stoneridge Ct.

Laura Kurtz - 48135 Manorwood Dr.

Art Konja – 18191 Peninsula Way

2) **INTERIM ACTION OF BOARD:**

- None

3) **COMMUNITY FORUM**

- Chris Petersen – Asked about control of Canadian geese, and what are the Association's plans. Vicki from MGMC said, as in the past, the Association has applied for a permit to destroy eggs and remove nests.
- Christina Frush – Requested hearing for a violation notice she has received. She sent an email request to Vicki. Vicki will follow up. Christina also asked about removal of some dead trees in her rear back yard and said she will still have the six (6) required minimum backyard trees.
- Abayomi Abimbola – One of his trees in his back yard was blown over by the high winds. He will confirm whether he still has the minimum required six (6) trees in his back yard, if not, he will submit a Modification Request (MR) for replacing the tree.
- Laura Kurtz – Asked if violation notices were being sent to those that did not clean the snow from their walks. President Westermann said the management company has been checking, but if she sees issues she should send a note to MGM.
- Kiran Koka- Asked for clarification from the ACC about a violation notice. Vicki and ACC will follow up.

- Ketur Doshi – The cold weather has made it difficult to remove holiday lighting and decorations. He asked if MGMC and HOA can take the weather into consideration before sending violation notices. President Westermann stated the holiday decorations should normally be removed by mid-January (weather-permitting). However, considering some extended cold periods we had in January, inspections weren't done until mid to late February. Homeowners can also send back their Homeowner Response form requesting more time. The management company noted that although there were some cold periods in January and February, there were also some unusually high temperature days. Mr. Doshi also asked about repairs to the street curbs and storm drains, MGMC stated we are working with Wayne County (who owns the roads) to make the repairs. Eight sunken catch basins were repaired last summer. President Westermann suggested homeowners could help by reporting street issues in the Wayne County Connect App.

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
 - Overlook Park Well Abandonment
 - Well Pump Replacement

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

- **Homeowner Property Inspections** – Inspections listed below were started the week of February 16, 2026.
 - In-Ground Basketball Hoops and Portable Hoops
 - ❖ Re-inspections have been completed.
 - Holiday Decorations
 - ❖ Reinspection's will be done this week.

- Sidewalks
 - ❖ Reinspection's will be done this week.

- **MGMC Priority Projects**

- Stormwater System Inspection & Cleaning (Heather & Mystic Lake Areas)
 - ❖ 2025 Invoice Status – MGMC requested an invoice from the contractor.
- 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).
 - ❖ Status
- Replacement of Park Entrance Signs

- **New Action Items**

- None

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

- **2026 Assessments** – Four homeowners have not paid their 2026 Assessment and in accordance with the Association's Collection Policy, the accounts have been sent to collections.
- **January Financial Report** - A draft report has been issued, but a few outstanding corrections need to be made to the 2025 December Financial Statement, before it can be reviewed and approved.

8) **COMMITTEE UPDATES:**

Architectural Control Committee (ACC)

2026 Update: There are currently 64 open files in various stages of approval. Most of the current active files are associated with compliance notices. A majority are due to minimum landscaping requirements and unapproved modifications. However, most should be resolved after inspections in late May.

- Unapproved exterior lighting notices have all been resolved except for 3 homes. Two of which have agreed to turn off their lights until a resolution can be implemented.

- Some utility access obstructions identified by our maintenance contractor have been communicated and the ACC is providing clarifications to resolve the encroachment issues.

Plan Approval Process: There are currently 33 pending MR requests.

Approved Plans – Installations In Process: There are currently 26 approved requests pending installation inspection.

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

Final Approval (Installation): There was 1 new installation approvals since the last meeting; and 3 final approvals YTD.

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- April 21, 2026 @ 6:30 p.m. Zoom webinar meeting.

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:12 p.m.