

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

May 19, 2026

Zoom Webinar Meeting

1) **CALL TO ORDER:** 6:33 p.m.

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

MGMC: J.C. Palmer

Homeowners:

Chris Petersen - 18350 Clairmont Circle East

Phil Collareno - 17850 Mission Pointe

Abayomi Abimbola – 18241 Parkshore Dr.

Olivia Maddy – 18028 Peninsula Way

John Savona - 18514 Clairmont Circle East

Karen Haran - 18741 Clairmont Circle West

Mike & Lee Ann Seymour Duhaime -17886 Mission Point

2) **INTERIM ACTION OF BOARD:**

- Fertilization & Weed Treatment – Contract awarded to ExperiGreen Lawn Care.

3) **COMMUNITY FORUM**

- Chris Petersen – 1. Geese populations are high this year. President Westermann, stated as in the past that Goose Busters were on site the end of April to address the geese population. We are waiting for their report. 2. Boxwood moth alert- need to spray boxwoods. 3. People are parking in the fire lane on Mission Pt. Chris wanted to thank the management company, Board and Architectural Control Committee (ACC) for their efforts in keeping the community looking good.
- Phil Collareno – Discussed the fire lane on Mission Pointe and gatherings this past weekend in Shorebrook Park Gazebo. Northville Township police were on site both evenings and trespassers were ticketed.
- John Savona – He contacted the management company, but hasn't received a reply. Also, the "U" channel post for the "Yield" sign located on the corner of Stonewater Blvd. and Clairmont Cr. West needs to be removed. The post/sign was hit by a car over the winter.
- Lee Ann Duhaime – Appreciated Northville Township police department coming out over the weekend to remove trespassers from Shorebrook Park. She asked if the community parks close at dusk. (Rules & Regulations - Parks are open from dawn to dusk.) Lee Ann also thanked the management company, Board, and ACC for their efforts to keep the community looking good.

4) CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – K. Westermann
- Second – J. Evangelista
- Vote – All Approved

5) PRESIDENT’S REPORT (President Westermann):

- **Priority Maintenance Projects (see PowerPoint Presentation)**
 - Cul-de-sacs and Parks Mulch Placement
 - Lake Irrigation Pump/Motor Enclosures
 - Irrigation Pump Replacement (Parkshore & Stoneridge)
 - Pedestrian Path Improvement – Phase 3
 - Heather & Mystic Lake Area - Storm Sewer Inspection & Maintenance
 - Lake Fountain Shore Panel Replacement
 - Stonewater Creek Pedestrian Bridge Replacement
 - Storm Sewer Manhole Cover Raising

6) PROPERTY MANAGER’S REPORT (K. Oliver):

- **Homeowner Property Inspections**

- May Inspections
 - ❖ Street Tree Canopies (Over Sidewalks & Roadway)
 - ❖ Inspections have been completed and the information is under review.
- May/June Inspections
 - ❖ Front Yard Landscaping
 - ❖ Inspections have been completed and the information is under review.
- June/July Inspections
 - ❖ Shorelines – inspections will start in June

- **MGMC Priority Projects**

- Stormwater System Inspection & Cleaning (Heather & Mystic Lake Areas)
 - ❖ 2025 Invoice Status – no update
- 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).

- ❖ Presented a map of current signage and plan for 2026.
- ❖ New signs that are missing will be installed in the Fall.
- Replacement of Park Entrance Signs
 - ❖ A map of the sign type and locations is being prepared to budget for their future replacement/repair.
- **New Action Items**
 - None

7) TREASURER'S REPORT (Treasurer Westermann):

- **February Financial Report** – The January report was recently approved. It typically takes longer to finalize, due to closing the prior year financials and accounting for expenses that are incurred the end of 2025, but paid in early 2026. MGMC has submitted a request to their accounting software supplier to fix an issue. Once the fix is made, a draft February report will be issued for review.
- **2025 Audit/Tax Filing** – Audit is underway and is expected to be completed by the end of June.

8) COMMITTEE UPDATES:

Architectural Control Committee (ACC)

2026 Update: There are currently 77 open files in various stages of approval. Most of the committee's volume (71%) relates to compliance notices, with the majority connected to minimum landscaping requirements and unapproved modifications. However, many of these are expected to be resolved after late May inspections.

Plan Approval Process: There are currently 33 pending requests, 18 are in process and another 15 have yet to be submitted as the result of a violation notice.

Approved Plans – Installations In Process: There are currently 41 approved requests pending final installation inspection (18 address outstanding violation notices). There are 12 new MR approvals pending final installation inspection since the last meeting

Failed Inspections: There are currently 3 failed inspections pending reinspection (2 relate to outstanding violation notices); 1 of which was carried over from 2024

Final Approval (Installation): There are 11 new installation approvals since the last meeting. There have been 16 final approvals this year.

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- June 16, 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.