

STONEWATER HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING

June 16, 2026

Zoom Webinar Meeting

1) CALL TO ORDER: 6:30 p.m.

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

MGMC: J.C. Palmer

Homeowners:

Chris Petersen - 18350 Clairmont Circle East

Phil Collareno - 17850 Mission Pointe

Karen Haran 18741 Clairmont Circle W

Bipasha Banerjee – 49265 Parkshore Drive

Max Walsh – 17816 Mission Point

2) INTERIM ACTION OF BOARD:

- None

3) COMMUNITY FORUM

- Chris Petersen – 1. There are no tall weeds in Stoneridge and Teal lakes. Lake treatment is working well. 2. Lawns may be experiencing blight due to weather. 3. When will flowers be planted in the entrance urns. Flowers will be planted this week.
- Phil Collareno – There is a lot less partying and trespassing this summer in Shorebrook Park. Installation of the fire lane signs and stepped-up police patrols are helping.
- Karen Haran – A lot of boxwoods and sod in the community need maintenance. JC asked Karen to email Vicki with suggestions. Also, when will the yield and street signs on the corner of Stonewater Blvd. and Clairmont Circle be replaced?
- Max Walsh – Parking in the fire lane on Mission Point is better, but needs continued monitoring by Northville Police Department. Also, the dead pine and spruce trees along the path through Peninsula Park have been removed, is there a plan to replace them? Yes, with fewer trees. President Westermann addressed this in the President's Report.

4) CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – KW
- Second – JE
- 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

- **Trespassers**
 - A homeowner needs to accompany any guests in the parks. Lakefront homeowners own the property up to the water's edge. Therefore, any uninvited resident or non-resident on a lakefront owner's shoreline is considered a trespasser.
 - Northville Township Police (NTP) have recently written recreational trespassing tickets. Homeowners who call NTP to make a complaint about trespassers on their shoreline should request the officer to write a trespassing ticket.

6) PROPERTY MANAGER'S REPORT (JC Palmer):

- **Homeowner Property Inspections**
 - May/June Inspections
 - ❖ Front Yard Landscaping – Inspections have been completed and the reports are under review.
 - June/July Inspections – Inspections will begin this week 6/16.
 - ❖ Shorelines – Inspections will start in June.

- **MGMC Priority Projects**
 - Stormwater System Inspection & Cleaning (Heather & Mystic Lake Areas)
 - ❖ 2025 Invoice Status – Invoice submitted June 12, 2026.
 - 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** –Unfortunately, the December 2025 year end and January 2026 statements needed to be revised for the actual partial term interest earned on an invested CD. The February Statement will be issued for review this week. The review and approval of the February through May statements should take little time. As of June, the Association's expenses are as budgeted.
- **2025 Audit/Tax Filing** – We are in the final stage of the 2025 audit which should be completed by June 30th.

8) **COMMITTEE UPDATES:**

Architectural Control Committee (ACC) - Director McGuckin

2026 Update: There are currently 75 open files in various stages of approval. Most of the committee's volume (65%) relates to compliance notices requiring written ACC installation approval. The ACC is directly impacted by the type of inspections performed by the management company. As MGMC focus shifts to property maintenance issues this summer, the ACC expects our workload to return to normal levels. The primary drivers of the ACC noncompliance rate (12% of the total lots) are meeting minimum landscaping requirements (6%) and the installation of unapproved modifications (4%).

Plan Approval Process: There are currently 37 pending requests, 23 are in process and another 14 have yet to be submitted as the result of a violation notice (min. tree requirements, equipment screening, unapproved modifications, etc.).

Approved Plans – Installations In Process: There are currently 34 approved requests pending installation inspection (14 address outstanding violation notices); 3 new MR approvals pending installation inspection since the last meeting: Average days to approve MR: 7

Failed Inspections: There are currently 4 failed inspections pending reinspection (4 relate to outstanding violation notices).

Final Approval (Installation): There are 8 new installation approvals since the last meeting (5 related to outstanding violation notices); 24 final approvals YTD (17 related to outstanding violation notices).

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

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

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:14 p.m.



**MAINTENANCE
PROJECT UPDATES**
KURT WESTERMANN

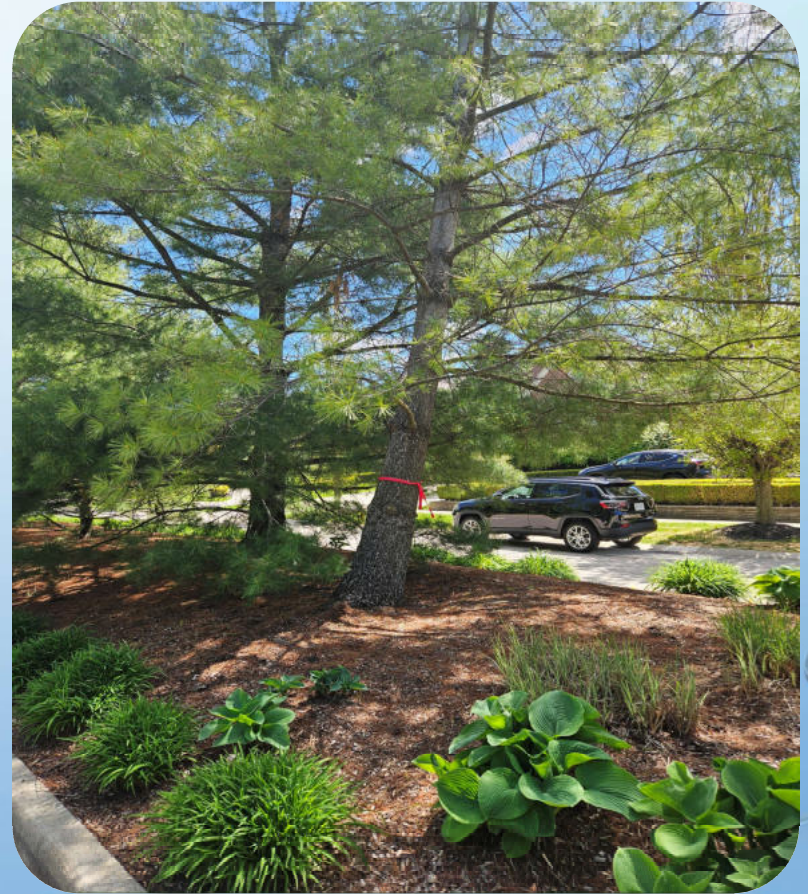
The background features a light blue gradient that transitions from a pale, almost white hue at the top to a deeper, more saturated blue at the bottom. Scattered throughout the image are several realistic water droplets of varying sizes, each with a distinct highlight and a soft shadow, giving them a three-dimensional appearance. The droplets are primarily located in the upper-left and lower-right corners, with a few smaller ones scattered in the center and lower-left areas.

JUNE BOARD MEETING UPDATE

PENINSULA PARK PINE & SPRUCE TREE REMOVAL



HIGH RISK LEANING TREES TO BE REMOVED



PENINSULA PARK TREES REMOVED



ONGOING PARK VANDALISM



BOXWOODS

BOX TREE MOTH, BLIGHT/FUNGUS



BOXWOOD BLIGHT/FUNGUS



BOX TREE MOTH DAMAGE



BOXWOOD TREATMENTS



MYSTIC/HEATHER LAKES MAKEUP WELL WATER PUMP



LAKE IRRIGATION PUMPS WITH NO ENCLOSURES



LAKE IRRIGATION PUMP NEW ENCLOSURES



LAKE IRRIGATION PUMP NEW ENCLOSURES



SHOREBROOK PARK PEDESTRIAN BRIDGE REPLACEMENT



PEDESTRIAN PATH IMPROVEMENT



The image features a blue gradient background that transitions from a lighter, almost white blue at the top to a deeper, more saturated blue at the bottom. In the top-left and bottom-right corners, there are several realistic water droplets of various sizes, each with a highlight and a shadow, giving them a three-dimensional appearance. The word "END" is centered in the middle of the image in a bold, black, sans-serif font.

END