

STONEWATER HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING

July 21, 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 (absent)

**MGMC:** J.C. Palmer, Jennifer Krause, Vicki Strong

Homeowners:

Chris Petersen - 18350 Clairmont Circle East  
John Carson - 47644 Manorwood Dr  
Sonny Nguyen - 18813 Stonewater Blvd  
Randy Pedersoli - 48724 Stoneridge Drive

**2) INTERIM ACTION OF BOARD:**

- None

**3) COMMUNITY FORUM**

- Chris Petersen – Thanked the Association's lake treatment contractor (PLM) for weed removal in lakes, and noted the improvement in lake shoreline/beach maintenance on Stoneridge and Teal lakes. He also reported both the Beck Road entrance waterfall and the North Stoneridge Lake fountain were not in service. President Westermann said there have been issues with the waterfall pond makeup water supply and a crack was recently found in the circulating water pump suction piping that needs to be repaired. Both the waterfall maintenance contractor and lake fountain contractor are working on repairs.
- John Carson – Was frustrated about unresponsive management communications, regarding unsightly weeds in the paver pathway around the Beck entrance pond and landscaping. He also disputed the fine he received for not repainting his basketball hoop post by the deadline, because the work was completed on May 29<sup>th</sup> (day before deadline). President Westermann said the fine has been removed from his account, and that he should have received an apology from the management company, because the last inspection was done a few days before the deadline. Mr. Carson was thanked for completing the work and reminded about the instructions in the Violation Notice requesting that he communicate when he completes the work.

#### 4) CONFIRMATION OF AGENDA ITEMS

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

#### 5) PRESIDENT’S REPORT (President Westermann):

- **Priority Maintenance Projects (see PowerPoint Presentation)**
  - Lake Irrigation Pump/Motor Enclosures
  - Pedestrian Path Improvement – Phase 3
  - Heather & Mystic Lake Area - Storm Sewer Inspection & Maintenance
  - Stonewater Creek Pedestrian Bridge Replacement

#### 6) PROPERTY MANAGER’S REPORT (JC Palmer):

- **Homeowner Property Inspections**
  - June Inspections
    - ❖ Front yard landscaping
    - ❖ Shorelines
    - ❖ Re-inspections
  - July Inspections
    - ❖ Shorelines
    - ❖ Follow-up re-inspections.
- **MGMC Priority Projects**
  - 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 & March Financial Reports** – February and March Financial Reports have been approved and finalized. April is under review. As of July, the Association's expenses are as budgeted.
- **2025 Audit/Tax Filing** – The 2025 Audit has been completed and approved. An electronic copy will be emailed to all members in approximately a week.

## **8) COMMITTEE UPDATES:**

### **Architectural Control Committee (ACC) - Director McGuckin (see Powerpoint slide)**

- 71 active ACC files; 68% involve compliance-related approval issues.
- Primary compliance drivers: landscaping deficiencies & unapproved exterior modifications.
- 37 plan requests pending (21 under review; 16 awaiting homeowner submissions).
- 30 approved projects awaiting inspection; average modification request approval time: 6 days.
- 4 failed inspections pending reinspection.
- 12 final approvals since last meeting; 36 year-to-date, including 26 that resolved outstanding violations.

Continued homeowner education on preapproval requirements remains the best opportunity to reduce violations and improve compliance. Homeowners reminded to obtain written pre-approval before signing contractor agreements or beginning any exterior modifications.

## **9) UNFINISHED BUSINESS:**

- None

## **10) NEW BUSINESS:**

- None

## **11) NEXT MEETING:**

- August 18, 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.

The background is a light blue gradient, darker at the bottom. It is decorated with several realistic water droplets of various sizes, some with highlights and shadows, scattered across the top and bottom edges.

# **JULY BOARD MEETING UPDATE**



# MAINTENANCE PROJECT UPDATES

KURT WESTERMANN

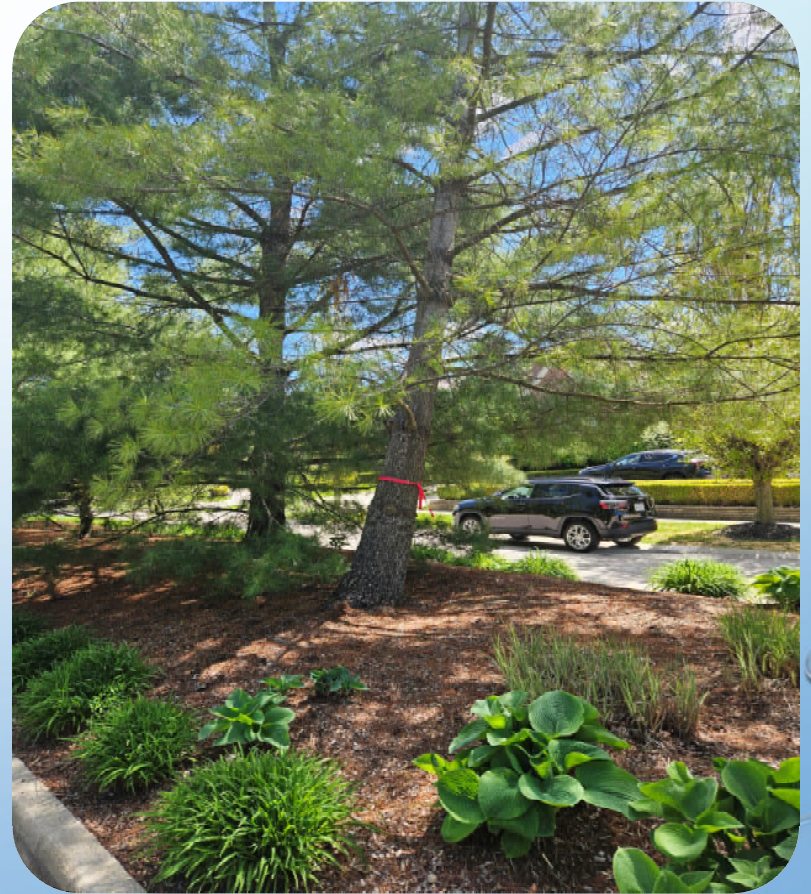


## PENINSULA PARK PINE & SPRUCE TREE REMOVAL





## HIGH RISK LEANING TREES REMOVED





## PENINSULA PARK TREES REMOVED





# PENINSULA PARK NEW TREES PLANTED





## MISSION POINTE BLVD ISLAND NEW TREE PLANTED





## LAKE IRRIGATION PUMPS WITH NO ENCLOSURES





## LAKE IRRIGATION PUMP NEW ENCLOSURES





## LAKE IRRIGATION PUMP NEW ENCLOSURES





## LAKE IRRIGATION PUMP NEW ENCLOSURES





# SHOREBROOK PARK PEDESTRIAN BRIDGE REPLACEMENT





# SHOREBROOK PARK PEDESTRIAN BRIDGE REPLACEMENT



# PEDESTRIAN PATH IMPROVEMENT





# SHOREBROOK PARK PEDESTRIAN PATH IMPROVEMENT FINAL PHASE

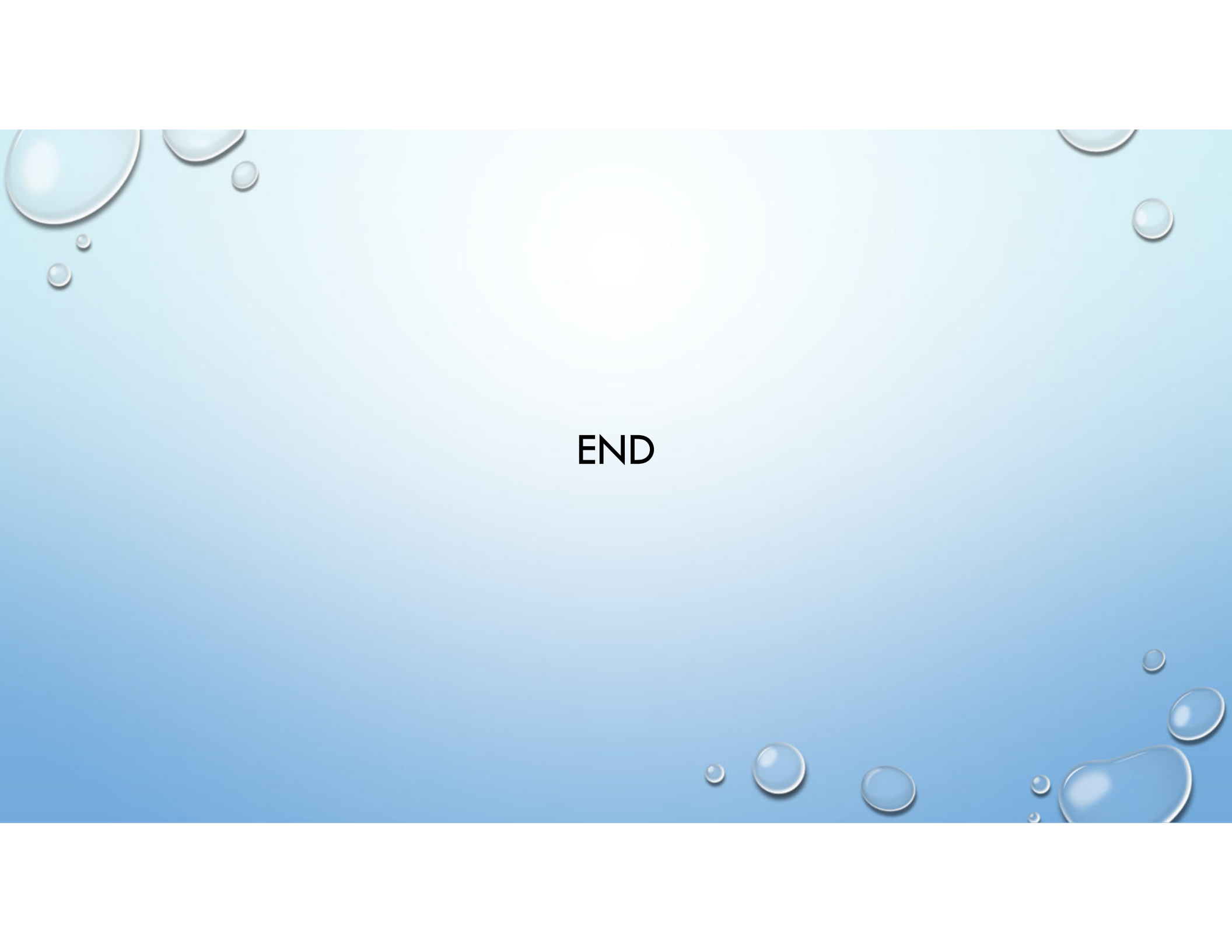




## 6-MILE ROAD PEDESTRIAN BRIDGE AREA





The background is a light blue gradient, transitioning from a very pale blue at the top to a slightly darker blue at the bottom. In the top-left and bottom-right corners, there are several realistic-looking water droplets of various sizes. These droplets have highlights and shadows, giving them a three-dimensional appearance. The word "END" is centered in the middle of the image.

END

# ACC SUMMARY

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