

STONEWATER HOMEOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

October 20, 2026 via Zoom Webinar

1) CALL TO ORDER: 6:39 p.m.

ROLL CALL: Directors: Kurt Westermann, Joanna McGuckin, Belal Majed, Karen Haran, Anindya Roy (absent)

MGMCMC: J.C. Palmer, Jennifer Krause, Vicki Strong

Homeowners:

Manpreet & Harveen Kaur Brara - 48240 Manorwood Drive

Ashok Garg - 18502 Clairmont Cir West

Chris Peterson – 18350 Clairmont Cir East

Jim Evangelista - 47625 Manorwood Drive

Sid & Manu Mehta – 18613 Clairmont Cir East

Michael Nay - 18573 Steep Hollow Court

Mike Duhaime - 17886 Mission Pointe

Millan & Rachel Gandhi - 18679 Clairmont Cir East

Olivia Mady - 18028 Peninsula Way

Phil Collareno - 18750 Mission Pointe

2) INTERIM ACTIONS OF BOARD:

- Vacant Board Seat
 - John Tatge, newly appointed President, resigned due to medical reasons leaving an empty seat on the board.
 - Board unanimously voted to reinstate Kurt Westermann who received the 3rd highest number of votes.
- Election of Board Officers for New Term
 - Kurt Westermann - President
 - Anindya Roy – Vice President
 - Joanna McGuckin – Treasurer
 - Karen Haran – Secretary
 - Belal Majed - Director
- 2026-2029 Snow Removal & Deicing Contract - Awarded to Serene Landscaping Group.
- Engineering Services for Storm Sewer Cleaning Observation & Verification – Awarded to Spicer Group

- Storm Sewer System Repairs - Needed repairs identified during the Phase 2 Storm Sewer System Inspection and Cleaning work late last year were awarded to Metro Environmental Services.

3) COMMUNITY FORUM

- Phil Collareno asked about the status of the decorative posts for the No Parking/Fire Lane signs. President Westermann said replacement of the Roadway Lighting, Street and Fire Lane Signs is scheduled for next year. Secretary Haran suggested doing a survey to see if residents want to fund an increase in the Association dues for the replacement posts. President Westermann said the decorative posts are included in the Associations 2024 Reserve Study (for replacement or repair of key components), and are already budgeted for, through annual contributions to the Reserve Fund. However, the 2024 Reserve Study is scheduled to be updated in early 2027, and the budgeted costs for the decorative posts may need to be adjusted based on actual vs. estimated inflation costs (for 2024-2027). Chris Petersen said he found a possible less expensive option for the Fire Lane signage posts installed by Wayne County, and has shared this information with the Board. President Westermann said the Association will evaluate his recommended alternative when it bids out this work next year.
- Mike Duhaime said he never gets a response from his emails from MGMC. (After the meeting it was determined, the homeowner had replied to a MGMC broadcast email message, sent from a "NoReply@mgmc.net" email.) Mr. Duhaime was reminded to first reach out to Vicki Strong (Association Coordinator), then call JC Palmer (Association Manager); both email addresses and phone extensions are listed on the Stonewatersub.org website.
- Manpreet & Harveen Kaur Brara said they had a private matter to discuss and weren't able to get in touch with Vicki Strong. JC Palmer will call Mr. & Mrs. Brara tomorrow.
- Sid Mehta also has a private matter to discuss. JC Palmer will call Mr. Mehta tomorrow.

4) CONFIRMATION OF AGENDA ITEMS

- Motion to Approve – President Westermann
- Second – Secretary Haran.
- All in Favor – All

5) PRESIDENT'S REPORT (President Westermann):

- **Priority Maintenance Projects (see PowerPoint Presentation)**
 - Pedestrian Path Improvement – Phase 3
 - Stonewater Creek Pedestrian Bridge Replacement
 - Heather & Mystic Lake Area - Storm Sewer Inspection & Maintenance work will be started October 13, 2026.

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

- **Homeowner Property Inspections**

- October Inspections
 - ❖ Follow-up re-inspections will be conducted on all open violations.

- **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 South-Clairmont West-Parkshore Drive-Sheffield; Phase 3 – All other streets and cul-de-sacs).
 - ❖ See 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 (Director Westermann):

- August Financial Report – Approved.
- September Financial Report – The draft September Financial Report was issued this week, but a journal entry is needed to reclassify some expenses to their correct account. As of September, the Association's incurred expenses are within budget.
- 2027 Annual Assessment – The 2027 Annual Assessment invoices are scheduled to be mailed no later than November 6, 2027.

8) COMMITTEE UPDATES:

Architectural Control Committee (ACC) - Director Joanna McGuckin

See attached PowerPoint presentation.

9) UNFINISHED BUSINESS:

- None

10) NEW BUSINESS:

- None

11) NEXT MEETING:

- Next Meeting – Schedule for next term will be confirmed in tonight's Executive Session and posted on the Stonewatersub.org website. Meetings will be by Zoom webinar at 6:30 p.m.

12) ADJOURNMENT:

There being no further business, President Westermann adjourned the meeting at 7:20 p.m.

The background of the slide features a light blue to medium blue gradient. Scattered across the top and bottom edges are several realistic water droplets of varying sizes, each with a highlight and a shadow, giving them a three-dimensional appearance.

OCTOBER BOARD MEETING UPDATE



MAINTENANCE PROJECT UPDATES

KURT WESTERMANN

PEDESTRIAN PATH IMPROVEMENT



SHOREBROOK PARK PEDESTRIAN PATH IMPROVEMENT FINAL PHASE



SHOREBROOK PARK PEDESTRIAN PATH IMPROVEMENT FINAL PHASE



SHOREBROOK PARK PEDESTRIAN BRIDGE REPLACEMENT



SHOREBROOK PARK PEDESTRIAN BRIDGE REPLACEMENT



6-MILE ROAD PEDESTRIAN BRIDGE AREA



STORM SEWER INSPECTION & CLEANING



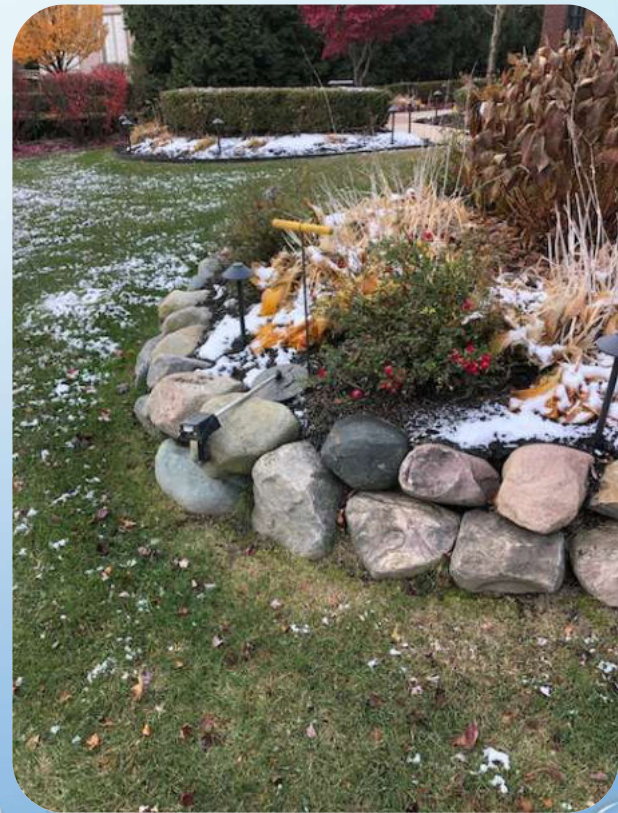
STORM SEWER INSPECTION & CLEANING



STORM SEWER MANHOLE WATER LEAK



STORM SEWER SYSTEM UTILITY EASEMENT ENCROACHMENT



2027 MAJOR PRIORITY PROJECTS

- ROADWAY LIGHTING, STREET & FIRE LANE SIGN REPLACEMENT – PHASE 1
- RAISE SIX MANHOLE COVERS AND REPAIR LEACH BASIN HW4 PIPE NEAR MISSION POINTE
- CLEAN & RESEAL STONE MONUMENT WALLS
- TREE & SHRUB REPLACEMENT
- REPLACE PARK ENTRANCE SIGNS
- DOG WASTE STATION REPLACEMENTS – PHASE I
- LAKE IRRIGATION PUMP CONTROL PANEL, PUMP/MOTOR REPLACEMENTS
- INSPECT LAKE EQUALIZATION CULVERTS
- MYSTIC/HEATHER LAKE MAKEUP WELL PUMP REPLACEMENT

ACC Summary 10/20

- **55 open files** are in various stages of approval; **67 final installations** have been completed year-to-date.

Status	2026 YTD	2025
In-Process	22	30
Approved	28	19
Failed Inspection	5	5
Final Installation	67	78
Other: Cancel, Denial, Not Required	24	45
Total YTD	146	177

Current:

- **22 pending requests**; 3 are new since the last meeting.
- **28 approved requests** await installation inspection; 13 were newly approved since the last meeting.
 - **Average plan approval time:** 3 days.

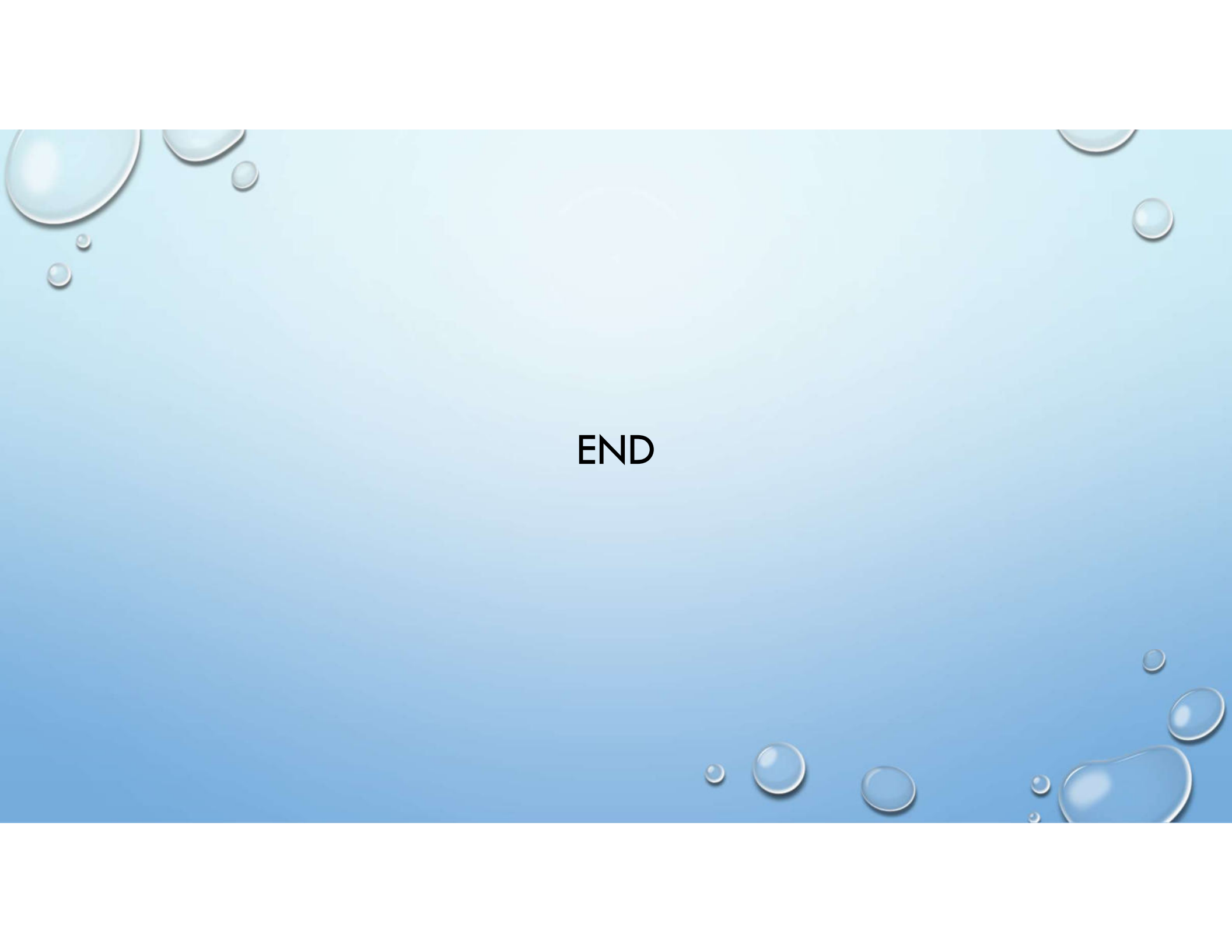
Final Approvals:

- **9 new installation approvals** since the last meeting.

Inspection & Follow-Up:

- **5 failed inspections** await reinspection.

*ACC notifies MGMC when prompt corrective action is not taken.



END