

Waterstone Master Association

Board Meeting Agenda

Thursday November 19, 2020

Zoom Meeting 6:30

6:30: Meeting will be called to order- 6:31 **Pat taking over minutes at 7:56.**

Roll Call- Jason K. Pat D. Walt W. Kittie P. Brian P. Brian J. Marianne K. Nick C.

Minutes of the Spring Meeting 2020 meeting were approved via email

Financials – October 2020- Jason K. Good on budget. No objections. Pat motion to approve Jason Second. Approved.

Management Report:

Notes P2-P5.-NC Highlighted

Old Business Discussion

Grounds Maintenance – dead tree, stump grinding, bed at directional sign - Walt

New Business Discussion

2021 Budget Review

Grounds Beautification projects discussion for 2021

Picnic tables, park area updates, shrubs removed, new plants installed, bench & sidewalk updates, gazebo roof

Development update and street traffic update - Marianne

Adjourn Meeting

Waterstone Master Association
Board Meeting – Zoom
Thursday November 19th at 6:30pm

Budget Review 2021

Attached is a review of the 2020 budget and expenses. The proposed budget is in the right hand column and is based on the same yearly dues of \$95.

Right now you have \$117,073 in reserve and \$19,721 in your operating account. -Would like to keep \$100K in in reserve. Spend Approx. \$17K in projects...Marianne K. would like to spend the monies on Waterstone Park. Walt W. work along 24 was going to be done after 24 work is completed. Walt W. likes \$100K. Kitt P. \$100K is reasonable. Brian J. Likes \$80K. Nick C. \$95K for leakage and unforeseen costs. Marianne K. \$100K. Jason K. we can always pull from reserves as necessary. Pat D. \$90K minimum proposal and we can use as necessary Jason K. Second. Unanimous approval.

Sara-November is all paid. December bills would be potential snow removal/salt, DTE, etc. Lights would be 2021 budget.

Flat rate on pushes. Per salt pay. For A-1. Experience and costs are good.

End costs for Dec. 31 2020 projected to be \$5-10K under budget.

Keep dues at \$95

Bank fees to stay at \$250. Kittie P. suggested zell (sp) for PNC.

Mgmt. Fees \$12K

Misc. Exp \$20.-Sara said it's for State Certs. We can move to PS fees.

Office supplies budget to stay the same.

Insurance budget held at \$5K

Lake treatment tabled for additional discussion.

\$11K for unknowns (combine lake and misc. budgets)

\$10K for lighting and electrical repairs-Put out to bid but keep budget

\$2K for fertilization

Holiday lighting-Need new lights Budget \$6,900 to be safe

Irrigation Maint. \$2,500
Lawn Maint. Keep at \$25K

Salt & Snow-Carries between years-2021 budget-\$11K

Prof. Legal budget up from \$2K-3K

Major repairs to \$4K

\$116,020 Total Budget

Dues stay at \$95

Pat taking over minutes at 7:56.

Upgrades for the community that were suggested are listed below. As you can see by the budget, new projects would need to come from the reserve.

You also need to vote on:

An amount that would be designated for upgrades/projects

An amount designated to be retained in the reserve for emergencies at all times

Which projects make sense for the community

What are the costs of the projects

Priority and time frame for projects

Project Suggestions

Additional lighting in the park area

New walking paths

New benches

Large beach area with sand

Picnic tables

Removal and Installation of new plantings in all the beds

Benches placed at different areas throughout Waterstone

Trash Bins located throughout park area

Doggie Bay stations

New Roof on Gazebo

New vinyl railings inside gazebo

Repaint Gazebo

Social Events

Maintenance Items that have not been completed

Stump removal on Waterstone Dr-

Removal of Dead Trees at entrance (one in bed and several along wall/berm)-Marianne K. Recommended
Father & Son Tree removal.

Removal and replacement of plantings in beds at gazebo and lake – we had two very different bids on this work, we are still working to get an additional bid along with specific quotes for some of the work that had to be contracted out with the bids we received.-Potential irrigation issues per Sara.

Brick block repairs on front entrance posts- Ryan with Birmingham Sealcoat has agreed to this work after two other contractors turned the work down.

Holiday lights will be installed and turned on by Thanksgiving weekend. A lot of the lights that we originally purchased in 2012 (which they replaced for free for 5 years) now need to be replaced. Ryan informed me that the cost would be approximately \$2,000.-Marianne K. Is there a break if we rent lights v. purchasing...Pat D. Should we rebid? Brian J. no cost differential renting v. buying. Sara will double check. Pat D. would like another bid. May be too late a week out from Thanksgiving. Sara will call again tomorrow.

Front entrance guard shed, pergola, front wall and lettering, all benches have all had wood repairs and have been painted. A new kick plate was also installed on the shed door as the bottom was rusting out.-

State Electric has been on site in October and again in November to repair and adjust street lights, ground bed lights and sensors.- Walt W. There are still many repairs that need to be made (Gazebo, Golf Villas, etc.) Lights are always an issue. Never function as they should. Need to switch electricians. Sara will look into a new electrician. Brian P. suggests DTE to maintain lights. There is a monthly fee for electrical and maintenance. Lakes investigated it and it did not make sense for Lakes, however it may for WM as a fixed fee.

Patrick Dawood-Took over minutes at 7:56

7:56: KP discussed different water treatment companies. Pond guy for certain weeds, aqua weed for clarity and muck. B.V. very impressed with Aqua Weed.

7:58 JK asked what the point or desired result from these applications

8:01 MK discussed how effective aqua weed has been for S.L.

8:02: PD- aqua weed will get a 1 year bid to see if they can have an impact on the area controlled by master association.

8:04 WW asked about painting, rocks, flowers, etc. Wanted front area to be the focal point of our spending.

8:05 SS discussed that all of the painting WW had discussed had been done.

8:07 WW asked what we will do in regards to front area.

8:08 MK expressed desire to focus on the gazebo/common area this year

8:09 PD asks for consent to read through the suggested improvements submitted by various members of the community. Reads through list sent by SS

8:15 WW asks to start with new steel roof and composite railing for guard shack up front.

8:17 PD reminder that the association has 27k in reserve available spending for special projects. Proposals would be due by March 1, 2021 to SS. A meeting will take place shortly after to confirm bids and vendors.

8:19 JK asks who would obtain bids on each suggestions.

SS- Paint, Railings, flower beds, sand for master beach, electricity for parks
MK asked about going all composite or using Rhino shield paint

KP-Walking stones, benches, picnic tables, garbage can and repainting gazebo same color as front.

JK- Doggy bag "stations"

8:23 PD asked about social committee. Some discussion. Resolved that KP would put on FB page to get interest in creating a social committee group that could raise funds and advertise special events for the community to enjoy.

8:30 BJ discussed G.H. attempts to "beef up" fines for habitual offenders in their sub. Attorneys are involved.

8:32 PD asked BP about lakes. BP discussed front area, no electrical for lights, no plans for parking, Buckhorn towing signs utilized to deter non-residents from parking on grass.

8:35 MK discussed Oxford township news: manors of Westlake going in. - 68 unite site condo. Culvers moving our way. M-DOT trying to create a special ramp off of Lapeer for their entrance which is proving to be costly. Status on Beaumont facilities, concern with impact on Waterstone. MK and other Oxford resident convinced Oxford Township Board of Trustees to do a traffic study near Ray rd regarding speed, turn-a rounds, and other automobile safety issues that would impact Waterstone. WMHOA thanked MK for her efforts to keep all of us safe.

8:38 KP wished to discuss a standardized bylaw for all of Waterstone. Discussion ensued regarding merits, timing and who it would and would not impact. Until Larry Lax turns over board...discussion was premature. All agreed to take the idea back to Home owners in their communities.

8:44 PD calls meeting adjourned