

Waterstone Master Association

Board Meeting Agenda

Monday July 20, 2020

Zoom Meeting 6:30

6:34: Meeting will be called to order- Pat Dawood, President

Present: Pat Dawood- NM, Marianne Kainz-SL, Nick Cicero- WL, John Jackson-Bluffs, Jason Klingensmith-Shores, Walt Wyniemko-GV, Kittie Pugliese- BV, Brian Janks- GH, Dan Stevens-LC, and Sara Stewart-NOPM

Any additional new or old business from Board members

Minutes of the November 2019 meeting were approved via email

Financials – 2020- Approved

Walt did not receive the latest financials.

Kittie did not receive a copy either.

Jason Klingensmith-\$28K roughly in past dues. All past due accounts (\$300 or above) have liens.

Jason to review financials monthly to double check distribution list. Sara to send confirmation email monthly.

Daniel Stevens-On behalf of Lakes-Money Market/Rainy Day Fund-Lakes wants money put back into the community, not Money Market Fund. The Money Market Fund (MMF) is for reserves. Cut dues from \$175 to roughly \$100 by lowering the MMF. We will continue to draw from MMF for capital expenses if/as necessary. Daniel is satisfied with the answer and will go back to Lakes Board.

Management Report:

- Pond Guy and Aqua Weed bids-Aqua Weed came in low, upon further review and add-ons Aqua Weed came in \$5k over. Decision to stay with Pond Guy Made.
- Plant area around directional sign. Boulder Point(BP) put in Day Lilies in joint effort. BP does not want anything to do with this area moving forward. Do we repurpose the flowers? Possibly an individual assoc.?
- Kittie suggests a (W) made of box woods...Marianne agrees there needs to be a balance. Walt concerned on weeding (adding costs). Sara believes there is irrigation... Pat W. is there budget earmarked...We discussed cutting down and mulching it in past meetings. If we go the "W" route we would need to get quotes and take to a vote.
- Walt- Gazebo conditions (landscaping weeds). Kittie concurs that it is overgrown with weeds. Needs clean up, potentially more family friendly. Walt, Waterstone Park (WP) is being utilized

more now with updates (stairs etc.) Buds and Blooms need to be held accountable for the work that they are being paid for. Need to address cascading stones (bench area).

- Walt, broken light fixtures at WP.
- Street Lights- Lakes request for Master Assoc to pick up street lights from Lakeridge Beach to Burdick (Seymour Lake). Pat D-We would be opening ourselves to every other HOA request. Concerns about Lakes reciprocating. Pat D, the ask is that Dan go to Lakes regarding the Master offering to participate in Beach costs, maintenance, etc. Pat D. suggests Dan S. make the pitch and take it to a vote...Need to get costs.
- Walt-Shout out to Kittie on Road signs (thumbs up)!
- Contact Jeff Bauer (Gazebo Painter) regarding timbers that need to be painted.

Old Business Discussion

Golf Course Agreement – 2020-21

- We need to hold them accountable. We now charge \$50/day that they do not water. Pat W. and Sara are working on a new plan. Pat. D. is satisfied. Does not run on Monday's due to mowing conditions. Marianne K.-Are we getting our \$7,500 worth out of BP? Concerns on water coming out of Lake Dewls. Pat D./Sara S.- Our hands are truly tied as BP maintains pump houses etc. Need clarification on Lake Dewls. Is it Stoney Lake/Waterstone/ or BP property, need clarification.
- McDonald's agreement. They have a consent agreement that they will pay \$500 annually towards landscaping annually. Hands are tied. Consider it an annual gift.
- Golf Carts-Kids on golf carts. Must be 16 to operate, and not driving on golf carts. Please push a note to each HOA from representation.

New Business Discussion

- **Lakes Beach Parking- Pat D. How did we go from one extreme to another- Dan S. Not the HOA calling on people, Individual residents calling police on others...Dan would like to see the Master Assoc. participate in the care of the beach...Lakes HOA has historically and constantly opposed...Parking needed to be addressed (people backing out onto Waterstone Drive) Please address with each HOA. Buckhorn Signs cost \$60 per...Can't just tow a car, OCS (Oakland County Sheriff) has to tag for tow. 4 Board members can approve a tow. Once tagged for tow OCS has to give approval for tow with Buckhorn. Ongoing conversation on how to deal with non-Lakes residents. Pat D. If you live in the Lakes, you don't need to drive there...there should be no need for a "parking lot", this is a nuisance. Dan S. requesting documents that say that Lakes residence cannot park in the Lakes Beach area. Under restrictions and nuisances. Dan S. requesting that Pat D. draft a note on what a nuisance is to the Master Community, and what the violations are specifically. Pat D. Challenges the safety of Lakes Beach "parking" safety, along with the appearance and integrity to Waterstone as a whole. Kittie-Establish cone designation to avoid lawn parking, Lakes residents ride bikes. Marianne-Suggests putting in an actual parking lot. Marianne-Call OCS for people in violation of signage. Echoing Realtors are selling all of the amenities of Waterstone and individual communities. Suggests that letters go out from each Community publishing who can use what amenities. Walt- We can publish on Master website. Kittie-**

Closing docs require that you have read bylaws. Sara S.-We should send one-pager to real estate teams. Pat D.- Kittie working on the new website. Sara S.-We do not own Waterstonemaster.com, has been changed to Waterstone.online.com Need to address Waterstone Master Facebook.

- Marianne K.-Commercial Properties back up for sale...Kittie P-Both parcels are not up for sale nor being marketed. 8 acres are up for sale.
- Marianne- Island landscaping completed, Guard shack...
- Walking path continuation in front of subdivision-Township may potentially pay for it?
- Kittie-Amendment to street parking through Township (long term storage) By Laws do not dictate street parking.

Nick Cicero, Secretary