

Maplewood Farms Condominium Association

Please Register on the Sign-in Sheet





Call to Order

Let's begin!



Introduction

Susan Zill - President

- In Person and Online (non voting)
- Order of Events
 - Board Introduction
 - Financial Report
 - Officer Reports
 - Election
 - Other Business
 - Election Results
 - Adjournment
- New board will meet following Adjournment



Meet Your Board of Directors!

Susan Zill - President

Christine Williams - Vice President

Leah Zientek - Treasurer

Scott Schoenfeldt - Secretary



Meet Pinnacle

Jeff Leonard - Pinnacle Condominium Management, LLC



Financial Review 2026 Year-to-Date

Leah Zientek - Treasurer



Financial Review, 2026 Year-to-Date

	Budgeted (2026)	Actual (YTD Aug.)
Reserve	\$9,881.64	\$6,387.56
Dues	\$18,400.00	\$18,325.00
Past Dues	\$1090.00	\$940.00
Account Interest	\$20.00	\$57.99
Total Income	\$19,510.00	\$19,249.19



Financial Review, 2026 Year-to-Date

	Budgeted (2026)	Actual (YTD Aug.)
Administrative Expense	\$6,935.00	\$4,095.66
Ground Maintenance	\$8,704.00	\$5,204.50
Taxes/Insurance	\$995.00	\$1,193.00
Total Expenses	\$16,634.00	\$10,493.16
Net Income	\$2,876.00	\$5,254.83



Financial Review, 2026 Year-to-Date

	Dues at \$200	What If \$150
Total Income	\$18,400.00*	\$14,910.00
Remaining Cash YTD	\$7,906.84	\$4,416.84
After Estimated Expenses	\$1,776.00	-\$1,724*
<i>Required Reserve</i>	\$1,634	

*November and December would drain reserve funds.



Officer Reports



Secretary Report

Scott Schoenfeldt



Action Ledger

	Board Duty	Website Development
	Board Meeting	February Meeting
26-09	Owner Inquiry	
26-10	Owner Inquiry	
	Board Meeting	March Meeting
	Board Duty	April Newsletter
26-11	Board Issue	Snow Removal Northside
26-12	Owner Issue	
26-13	Board Issue	Streetlights



Action Ledger

- Currently have 25 Ticketed items for 2026
 - Board Issues
 - Owner Inquiries
 - Owner Issues
- 12 Non-Ticketed items
 - Board Meetings
 - Board Duties
 - Mailings
 - Website Development
 - Budget
 - Annual Meeting Prep



Website

www.MaplewoodFarms.org

- Launched in January
 - 381 discrete visitors
 - 770 views
- Currently have 20 Email subscribers
 - Free
 - Posts sent directly to your email
- Adding content
- Any Suggestions use 'suggestion box'
- This years posts will be archived at the end of the year

Maplewood Farms – Saline, MI

- [About Us](#)
- [Annual Meeting](#)
- [Suggestion Box](#)

– Save the Date! –

Annual Members Meeting on September 9th, 2026. [More information.](#)



Co-Owners Central

Vice President's Report

Christine Williams



Group Rate Opportunities

If there are enough interested homeowners we would like to pursue quotes for group rates from companies that provide

- House Washing
- Gutter Cleaning
- etc



President's Report

Susan Zill



What can the Board do for YOU?!

Generally speaking the board takes care of the small things that can and could impact our community for the community. These things include but are not limited to:

- Groundskeeping and of the common elements
- snow removal of public sidewalks not attached to a dwelling
- representing the community with the city and public services
- approving improvement plans such as fences and sheds
- dissemination of important information
- maintains the budget and sets dues
- holding the annual co-owners meeting.



What can the Board do for YOU?!

When should you contact the board?

- General Questions
- Planning a shed, vegetable garden, or fence
 - We are not dissuading residents from constructing these
 - But to make sure they fall within the bylaws and property lines
- Issue with neighboring structure
- Notice a bylaw violation
- Interest in getting involved
- Have an idea for a community event



What can the Board do for YOU?!

When shouldn't the board be contacted

- A mailbox is jammed open
- Safety, security, or dire health related items call the police or 911
- There's currently a rave in the neighboring dwelling and it's 2 am



Board Nominees



Board Election



Election

- There are 3 open positions on the board
- Count will conducted by the Secretary, Management Rep, and a volunteer member
- Quorum requires 28 houses represented
 - By in person or proxy card
- If no quorum current board will determine new board



Election

Vote for 3

- Susan Zill (Incumbent)
- Scott Schoenfeldt (Incumbent)



Other Business



Committees



Business from the Floor



Open Q&A



Election Results



Adjournment



Maplewood Farms Condominium Association

