

Maplewood Farms Condominium Association

Annual Meeting Minutes

September 9th, 2026

- I. Registration (6:15pm)
 - A. 25 Signed in and present
 - B. 5 Proxy forms received
 - C. Quorum (Minimum 28) achieved
- II. Call to Order
 - A. Meeting called to order by *Christine Williams* at 6:30pm
 - B. Quick introduction of the agenda by *Susan Zill*
- III. Introduction of the Board
 - A. President - *Susan Zill*
 - B. Vice President - *Christine Williams*
 - C. Treasurer - *Leah Zientek*
 - D. Secretary - *Scott Schoenfeldt*
- IV. Introduction of Pinnacle
 - A. Pinnacle Management - *Jeff Leonard*
- V. Year to Date Financial Review (*Leah Zientek*)

- A. Income

	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

- B. Expenses

	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

C. What if we didn't increase dues this year?

	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
Required Reserve	\$1,634	

VI. Officer Reports

A. Secretary's Report (*Scott Schoenfeldt*)

1. Introduced "Action Ledger"
 - a) Allows Board to keep track of inquiries and issues
 - b) All issues and inquiries are giving a "ticket number" similar to an IT helpdesk
 - c) General Board duties such as meetings, budget preparation, and communications are recorded without a "ticket number"
2. Report on the Website
 - a) Wordpress hosted website www.maplewoodfarms.org
 - b) Subscribe via email for updates from the board outside of the twice yearly mailings

B. Vice President's Report (*Christine Williams*)

1. Asked for interest in group rates on items such as
 - a) Gutter Cleaning
 - b) House Washing
2. Floor suggestion
 - a) Sprinkler winterization

C. President's Report (*Susan Zill*)

1. What the board does for you.
2. When to contact the board
 - a) General questions
 - b) Notice a bylaw violation
 - c) Have an idea for a community event
 - d) Before building a fence, shed, etc
3. When to contact someone else
 - a) Noise Complaint
 - b) Immediate medical/safety concern

- c) Mailbox jammed open.

VII. Election

- A. Three open positions
- B. Nominees
 - 1. Susan Zill (incumbent)
 - 2. Scott Schoenfeldt (incumbent)
 - 3. Margo Brown (Floor Nomination)
- C. Result
 - 1. All three voted in

VIII. Other Business

- A. Committees (*Susan Zill*)
 - 1. Looking for low time commitment volunteers for committees
 - a) Neighborhood cleanup and Common area maintenance
 - b) Special events such as block party or Halloween
 - c) Special projects like mailbox refurbishment
- B. Business from the floor
 - 1. Speeding Cars
 - a) A neighbor has noticed cars appear to be going too fast around the neighborhood
 - b) Asked if a speed awareness sign could be placed or other traffic calming devices
 - 2. Complaint
 - a) About how the board handled a bylaw violation
 - 3. Numerous Basements flooded due to sewage backup
 - a) Trouble with the city pump station
 - 4. Speeding E-Scooters and E-Bikes on Road
- C. Question regarding access to older minutes and budgets
 - 1. There were no copies of older records passed forward to current board
 - 2. There are however older financial statements available.

IX. General Q&A

- A. Question regarding the 2 lawsuits against the HOA
 - 1. The HOA Insurance took over
 - 2. No special assessments will be needed
- B. Pinnacle Makes announcement about not having internet access for the next week due to a vacation to the far North
- C. Please allow at least week for the board to respond to inquiries

X. ~~Announcement of New Board Members~~ (Omitted)

- A. Susan Zill - President (2 years remaining)
- B. Christine Williams - Vice President (1 year remaining)
- C. Leah Zientek - Treasurer (1 year remaining)

- D. Scott Schoenfeldt - Secretary (2 years remaining)
- E. Margo Brown - Member-at-Large (2 years remaining)

XI. Adjournment 8:07pm

- A. Motion: *Christine Williams*
- B. Second: *from the floor*

Note: Final programming for the evening of the annual meeting was still being finalized when the mailing with the agenda was sent. Two additional items were added to the agenda: Introduction by Pinnacle Management and a General Q&A. Due to the one to one replacement and elected board members the announcement of election results was omitted that evening.

The preceding minutes from the 2026 Annual Meeting were approved by the board during a meeting on September 28th, 2026 for distribution to the members of the Maplewood Farms Condominium Association.

Motioned: Susan Zill - President

Seconded: Christine Williams - Vice President

Vote: Motion Carried Unanimously

Board in attendance:

Susan Zill - President

Christine Williams - Vice President

Leah Zientek - Treasurer

Scott Schoefeldt - Secretary

Margo Brown - Member-at-Large