

Schultz Estates II – Board Meeting – 03/19/2026

Attendance: Wendy, Gina, Frank, Patrick

Absent: Denise

Minutes: 9:43am

- Meeting minutes:
 - Minutes are required to be amended to reflect that board members are not to contact vendors.
 - Minutes will be approved via email

Motioned:

Seconded:

Finance:

Motioned: Frank

Seconded: Wendy

Status Letters: Good

Open Business:

- Board Code of Conduct:
 - This has been reviewed and all members signed the new code of conduct.
- Energy Policy Act:
 - Board voted to approve the Energy Policy being posted on the website and portal. Not to send out the policy by mailer.
 - Wendy motioned, Frank Seconded
- Reserve Study:
 - Waiting on update from Building Reserves for start date
- Dryer Vent Cleaning:
 - April 1st for apartment buildings.
- 42469 Eldon Tree Removal:
 - Amy Davis initiated a follow up call with Ditman – deadline for tree removal is April 31st.
- Spring Walk:
 - Temporary Scheduled for April 17 at 10:00 am.
- Roofing Project:
 - Total for four buildings: \$121,149.00
 - Motioned: Frank Approved: Wendy

- Vote: Wendy, Frank & Patrick to approve
- Lease Tracking Update:
 - 7 Units Leasing Violations
 - There will be a hearing on the next board meeting for the 7 units in violation.
- Carpet – BLDG 23:
 - Requesting for 2nd bid.
 - Carpet Direct current bid is \$ 13,728
- Open Estimates:
 - Painting:
 - Requesting a second bid
 - DPS Sidewalk maintenance:
 - Going with DPS
 - Motioned: Wendy
 - Seconded: Patrick
 - Votes: Wendy, Frank & Patrick vote yes
 - Carports Roof Damage:
 - Board votes to send this to First Choice.
 - Votes: Frank, Wendy & Patrick
 - Lawn & Snow Removal Contract (3 Year contract)
 - Motioned: Wendy
 - Seconded: Patrick
 - Vote: Wendy, Frank, & Patrick
 - 42679 Jonathan Place Fence Repair
 - Motioned: Wendy
 - Seconded: Frank
 - Vote: Wendy, Frank & Patrick voted yes to going with First Choice.
- High Water Usage:
 - Wendy noted the high water usage. AMI to investigate.
- Sprinkling Estimate to bring the sprinkler control outside the building.
 - Motioned: Frank
 - Seconded: Patrick
 - Vote: Frank, Patrick, Wendy
- DTE Transformer Boxes Cement Pad
 - AMI will contact DTE about inspecting the cement pads.
 - Current pads have erosion on the edges.

Adjournment: (12:16)

- Motioned: Wendy
- Seconded: Patrick