

COMMUNITY ASSOCIATION NEWSLETTER



2026 CAI-MI Annual Conference & Expo Recap

By Lisa Holbrook, CMCA

The 2026 CAI-MI Annual Conference & Expo brought together community association leaders, managers, and business partners from across Michigan for an exciting day of education, networking, and industry innovation.

Held at the Vibe Credit Union Showplace, this year's theme, "Efficiency in Action: Tools, Tech & Teamwork for Tomorrow's Communities," highlighted practical strategies and forward-thinking solutions to help community associations operate more effectively. Attendees participated in engaging educational sessions, earned continuing education credits, and explored the busy expo hall featuring a wide range of exhibitors showcasing valuable services and solutions for community associations.

A highlight of the event was the keynote presentation of Risk: A Road Worth Traveling by Craig Huntington, who delivered an inspiring message on leadership, adaptability, and collaboration in today's evolving industry.

CAI-MI extends its sincere appreciation to all sponsors, exhibitors, speakers, volunteers, and attendees who helped make the 2026 Annual Conference & Expo another outstanding success. The energy and connections created throughout the day continue to strengthen the CAI-MI community and the industry as a whole.

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Upcoming Events Click Event for Details

April 2026

- April 8, 2026: CMCA Review – Concraft; Auburn Hills, MI
- April 9, 2026: MI LAC Fundraiser – The Hub Stadium; Auburn Hills, MI
- April 9-10, 2026: M-203: Community Leadership – Live Virtual Course
- April 16-17, 2026: M-100: The Essentials of Community Association Management – Live Virtual Course
- April 30 – May 1, 2026: M-370: Managing Developing Communities – Live Virtual Course



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**APRIL 8,
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**Online Meetings: How One
Community Benefited from
Going Virtual**

by Megan Smith

The world has changed dramatically over the past few years and so has the way homeowners associations conduct business. Online meetings are essential tools for transparency, accessibility, and efficiency in the modern community association.

Despite lingering hesitations around security and participation, the shift to virtual meetings has proven viable and valuable.

A standout example of a successful virtual transition comes from The Fishing Creek Farm Homeowners Association, a 35-year-old, 120-home waterfront community in Annapolis, Md. Annapolis is an historic city that blends maritime culture, the U.S. Naval Academy, strong schools, and proximity to Washington, D.C.

Fishing Creek Farm made a deliberate shift to 100% virtual board meetings to enhance fairness, accessibility, and efficiency. The association fully embraced digital meetings last January.

“We recognized many owners travel frequently or live part-time elsewhere. Going all virtual simply made sense,” says Dave Stadler, president of the board.

The community had been running hybrid meetings, but the board realized they unintentionally favored those attending in person, leaving remote participants at a disadvantage.

“If we’re all on Zoom, it’s a more equitable format for participation,” says Stadler. “There were no challenges during the switch. It’s been smoother than any in-person model we’ve used, and the benefits have been clear.”

Homeowners have been pleased with the gradual transition to virtual meetings. “Virtual meetings offer convenience and accessibility, which have the potential to increase participation and better inform the community,” says Joan Pfingraff, a homeowner. “Residents do not require training as the meeting link is readily available through emails and on our website. The cost is minimal and allows other committees to run virtual meetings as well.”

[Click here for the full article.](#)



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Women's History Month: Remembering the Summer That Changed My Life

By: Dawn Bauman, CAE

In honor of Women's History Month & International Women's Day

The summer after I graduated from high school, I began my internship at the Zoological Society of Milwaukee, a nonprofit organization supporting the Milwaukee County Zoo. I was hired as the receptionist, answering phones, greeting guests, and helping with mailings before heading off to college to pursue a degree in nursing.

I had always wanted to be a nurse. My family knew it. I was the caretaker — babysitting, sitting with elderly people, helping my grandparents, and taking care of my brother. Serving others came naturally to me. I imagined pediatrics. Maybe the emergency room.

And then I met Lillian Boese.

A few weeks into my internship, Lillian's executive assistant unexpectedly went out on medical leave. The organization was small, with approximately 15 employees, and you could feel the concern rippling through the office. Lillian was the executive director. She carried the mission, the donors, the board, and the community's expectations.

In my typical "I-can-help" fashion, I walked into her office and offered to step in temporarily. She said "yes." That "yes" altered the trajectory of my life.

For the remainder of that summer and during college breaks in the years that followed, I served as receptionist, intern, executive assistant, and special projects assistant. However, what I received was a masterclass in nonprofit management and leadership.

[Click here to read the full article.](#)



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The Michigan Legislative Action Committee (MILAC) is a volunteer committee of the Community Associations Institute (CAI), consisting of homeowners and professionals serving community associations.

CAI-MI Legislative Action Committee works toward legislative solutions that protect Michigan community associations like yours from bad legislation that would hurt the community association housing model and restrict your rights. You can help the legislative action committee by contributing a "Dollar-a-Door or More" from your association.

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