

Walden's Town House Association Minutes of the October 29, 2024, Board Meeting

Board Members Present: Michael Herminghaus – President
Susan Robertson – Vice President
Mike Konkoly – Treasurer and Secretary
Mary Salisbury
Elizabeth Greever

IMC: Kerrie Stone

Owners Present: Alvin Kneisler, Jerrie Ann Kneisler, Dainte Hurst Dietz,
Lori Brio

General Session

- I. **Establish Quorum & Call to Order**
 - a. Board meeting called to order by M. Herminghaus at 1:02 p.m. Quorum established.

- II. **Minutes**
 - a. The minutes from August 27, 2024, Board Meeting were ratified.
Motion to ratify the minutes was made by M. Herminghaus and seconded by M. Konkoly. Motion passed unopposed.

- III. **Treasurer's Report**
 - a. The September 2024 financial statements were reviewed by K. Stone and approved.
Motion to ratify the financials was made by M. Herminghaus and seconded by M. Konkoly. Motion passed unopposed.

- IV. **Old Business**
 - a. **Status of Lawsuits:** There have been no updates since the August meeting.
 - b. **Common Area Trees:** A large Pine tree is dying and needs to be removed. Bid is \$1200.00.
A quote to remove the tree full of Bees came in at \$3K.
A quote to remove the large Holly bush came in at \$600.
Motion to remove the Pine tree and large Holly bush was made by M. Herminghaus and seconded by S. Robertson. Motion passed unopposed.

- c. **Short Term Rental Committee:** A Google Database has been created. A letter and email have been sent to all rental owners. A 2nd letter will be sent to those who have not responded.
- d. **Downed Light Post:** The post has been removed and replaced.
- e. **Removal of Parking Posts & Ropes:** All ropes, except one, have been removed.
- f. **Street Repair:** On Lakewood, the concrete is broken and is deteriorating. The Board is working on getting it repaired.
The Board is proactive about addressing the street repairs with the MUD district.

New Business

- a. **2025 Budget:** M. Herminghaus presented the 2025 Budget.
- b. **Speed Bumps:** Previously, we installed 12 speed bumps, (4-sets). An additional 12 speed bumps (4-sets), will be installed; 1 on Lakewood and 3 on Glenview.

Motion to purchase and install 12 Speed Bumps was made by M. Herminghaus and seconded by M. Konkoly. Motion passed unopposed.

- c. **Bulkhead Repair:** An owner brought a complaint/issue to the Board regarding Bulkhead repairs. The Board had two separate contractors review the common area/bulkhead and both contractors state that the portion of the bulkhead that belongs to the Association is not causing an issue, nor is the issue caused by the flow of water from higher ground.
- d. **Landscaping:** Winter services begin on 10/31/24, with visits every two (2) weeks. One more shrub cut is to be carried out in mid-November.

VI. Open Forum/Resident Comments


- Dog Poop Station
- Irrigation at Island
- White Lines at Stop Signs
- Remove old phone towers
- Weed control – what are they applying and when

VI. Adjournment

Motion to adjourn was made by M. Herminghaus and seconded by S. Robertson. Motion passed unopposed.

M. Herminghaus adjourned the meeting at 2:40 p.m.

Kerrie Stone _____
Prepared by _____ **Signature** _____ **Date** _____

Approved 1/28/2025: Signed on behalf of the BOD:

 Christi Paucala
 Community Manager for
 Walden's Town Homes Association