

WALDEN'S TOWN HOUSE ASSOCIATION

BOARD OF TRUSTEE MEETING MINUTES

TUESDAY, APRIL 21, 2026, at 5:00 PM

Lone Star Community Center, 2500 Lone Star Parkway, Montgomery, Texas 77356
Call In Option: <https://app.zoom.us/jc/join> Meeting ID: 852 3861 6147 Passcode:
375311

Call Open Session Meeting to Order and Establish Quorum The Walden's Townhouse Association Board of Trustee Meeting was called to order at 5:07 PM on April 21, 2026, with quorum being established

Attendance The following Board members were present at the meeting: Michael Herminghaus, President; Susan Robertson, Vice President; Mike Konkoly, Secretary; Mike Barksdale, Trustee; and Elizabeth Greever, Trustee, who attended via Zoom. Also present were Lindsey Stakes, Manager, and Veronica LeBlanc, President, representing Community Foundation Association Management (CFAM).

Approval of Previous Minutes The Board reviewed the minutes from the January 27, 2026 Board Meeting and the March 12, 2026 Special Meeting. Michael Herminghaus made a motion to approve both sets of minutes as submitted. The motion was seconded by Mike Konkoly, and all members present voted in favor. The motion passed unanimously.

Treasurer's Report The Board conducted a review of the March 2026 financial report. Following discussion, Mike Konkoly made a motion to approve the March financial statements, and the motion was seconded by Susan Robertson. The motion was approved by the Board. As of April 14, 2026, the Association's financial position included an operating account balance of \$34,530.50 and a money market account balance of \$58,380.36, for a total cash balance of \$92,910.86. It was also noted that the most recent Walden CIA payment in the amount of \$9,809.64 was received on April 6, 2026.

Old Business The Board discussed several items of old business. An update regarding the Traw lawsuit was last received on March 8, 2026, and the Board is currently awaiting additional payments. The Board also discussed Street Repair Phase 2, which includes items 5 through 7 at an estimated cost of \$19,754.00. After reviewing current financial resources, the Board agreed to postpone further action on this project until additional funds become available. Mike Konkoly confirmed that he will sign the landscaping resolution as previously discussed. The Board noted that the turf installation in the common area flowerbeds has been completed.

New Business Under new business, the Board considered a proposal related to the sprinkler system. Susan Robertson contacted a vendor, Brandon, via conference call with the Board, and obtained a quote of \$5,000 to replace the sprinkler system valves. Elizabeth Greever provided an update on the Rental Committee. She reported that a recent meeting was held to discuss rental rules, and she will provide additional details in coordination with Community Foundation Association Management. Susan Robertson also led a discussion regarding landscaping matters. She provided updates on trees located in the common areas and noted that a sycamore tree has been identified as unhealthy. A tree specialist has recommended treatment with nutrients. Additionally, spring tree trimming is planned, and a walkthrough with the landscaping contractor, Antonio, is scheduled for April.

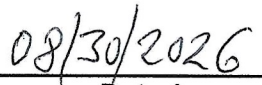
2026 Meeting Schedule The Board confirmed that meetings will continue to be held on a quarterly basis on the third Tuesday of the month at 5:00 PM at the Lone Star Community Center. The remaining meeting dates for 2026 are August 25 and October 20.

Homeowner Open Forum During the homeowner open forum, Lori provided an update regarding the crepe myrtles in the community.

Adjournment of the Open Session (No Executive Session) With no further business to discuss in open or executive sessions, Mike Konkoly moved that the meeting be adjourned. Michael Herminghaus seconded the motion and members were in favor. The meeting adjourned at 5:45 p.m.



Signature & Printed Name, Title



Date Approved