

**WALDEN'S TOWN HOUSE ASSOCIATION
BOARD OF TRUSTEES MEETING
GENERAL SESSION MINUTES
October 21, 2025**

CALL TO ORDER

The General Session meeting of the Board of Trustees of Walden's Town House Association was held on October 21st , 2025 at the Lonestar Community Center in Montgomery, Texas. With quorum met, the meeting was called to order at 5:14 p.m. by Board President, Michael Herminghaus.

PRESENT

President-Michael Herminghaus

Secretary & Treasurer- Mike Konkoly

Via Phone Call: Elizabeth Greever

Absent: Vice President-Susan Robertson and Mike Barksdale

COMMUNITY FOUNDATION ASSOCIATION MANAGEMENT, INC.

REPRESENTATIVE(S)

Christi Pacula, Community Manager

APPROVAL OF MINUTES

A motion was made to approve and accept the General Session Meeting Minutes 6/24/25.

Motion: Michael Herminghaus, Second: Mike Konkoly, Motion Passed: 3/0

TREASURER REPORTS

A motion was made to approve and accept the July-September 2025 Financial Reports.

Motion: Michael Herminghaus, Second: Mike Konkoly, Motion Passed: 3/0

OLD BUSINESS

Street Repair Updates given by Board and quotes are narrowed down to two options. A motion was made to allow Community Manager to negotiate items 1-4 of the proposals with DC Contracting and place the order for these items.

Motion: Michael Herminghaus, Second: Mike Konkoly, Motion Passed: 3/0

Michael Herminghaus is working with Harbor Village to see if they will split costs of the project. Mud 8 has legal representation stating they will not do anything with the manhole covers.

Rental Committee report given by Elizabeth Greever. Letters to the owners with secondary mailing had 8 responses. A meeting is set for 11/12 at 6pm via google meet.

Legal Matters

Michael Herminghaus provided a detailed update of the Association's lawsuit against Traw, which he appealed. The Court of Appeals ruled against Traw on all issues and affirmed the judgement in its entirety, including all the attorneys fees. As a result of the unsuccessful appeal, an additional \$15,750 in attorney's fees were added to the judgement, which brings the total amount to \$64,982.

NEW BUSINESS

Budget 2026 Draft was presented by Michael Herminghaus and discussed in detail. It was tabled at this time.

OPEN HOMEOWNER FORUM

Owners attended to discuss vacation rentals and landscaping.

NEXT MEETING

The next meeting is Tuesday, January 20, 2026, at Lonestar Community Center, Montgomery, Texas.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:02 p.m.

Motion: Michael Herminghaus, Second: Mike Konkoly, Motion Passed: 3/0

ATTEST:

Date: _____