

Walden's Town House Association

Minutes of the April 23, 2024, Board Meeting

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

Board Members Absent:

Alternates Present:

IMC: Kerrie Stone

Owners Present: Lori Brio – Via Teams

General Session

I. Establish Quorum & Call to Order

- a. Board meeting called to order by M. Herminghaus at 1:08 p.m. Quorum established.

II. Minutes

- a. The minutes from the January 16, 2024, Board Meeting were ratified.
Motion to ratify the minutes was made by M. Herminghaus and seconded by S. Robertson. Motion passed unopposed.

III. Treasurer's Report

- a. The March 2024 financial statements were reviewed by K. Stone and ratified.
Motion to ratify the financials was made by M. Herminghaus and seconded by S. Robertson. Motion passed unopposed.

M. Herminghaus made a motion to move \$40K from checking to a Money Market account. M. Konkoly seconds the motion. Motion passed unopposed.

IV. Old Business

- a. Status of Lawsuits - M. Herminghaus advised that a new lawsuit has been filed by Karen Traw & Larry Traw in the District Court, citing the Association did not have a right to sell property and is asking for \$80K. The trial date is set for 12/2/24.

Regarding the Judgment from the lawsuit against Larry Traw, it is currently in appeals court. The ruling may take several months.

- b. Landscaping - Four (4) times per year, the non-flowering shrubs are trimmed. Dead trees and shrubs in the common areas will be removed. If they appear to be alive at ground level, they will be allowed to grow.
- c. Sprinkler Update - Two (2) line breaks in irrigation, which were caused by an owner's heavy equipment work, have been paid for by that owner. Additional irrigation repairs are needed. The estimated cost of Zone 5 repair is \$350 - \$1400, and estimated cost of Zone 11 is \$1800, for a complete redo.

V. New Business

a. Ratify Appointment of Elizabeth Greever to the Board

M. Herminghaus made a motion to ratify the appointment of Elizabeth Greever to the Board. S. Robertson seconds the motion. Motion passed unopposed.

b. Election of Officers

M. Herminghaus made a motion for all Officers to remain in their current positions. E. Greever seconds the motion. Motion passed unopposed.

M. Herminghaus nominates Ken Melber to the Board as an Alternate member. S. Robertson seconds the nomination. Nomination was accepted unopposed.

VI. Heron Bird Nuisance

There are three (3) nests remaining. M. Konkoly purchased a Bellot Blank Launcher to scare off the birds at a cost of \$191.96.

M. Herminghaus made a motion to approve \$191.96 reimburse to M. Konkoly. S. Robertson seconded the motion. Motion passed unopposed.

VII. Open Forum:

Knollcrest/Lakewood sign fell and needs to be reinstalled. Lori Brio has the sign.
A Dead Tree located in the Island needs to be removed.
Doggie Doo Container has been removed. Check with CIA to see if relocated.
Roads and Manholes – Check with MUD District for updates.
Lori Brio is gifting a Loblolly Pine tree to the Association. Thank You Lori!
New Townhomes are replacing sod at the construction site.
The Bench behind the new building is broken or damaged.

VIII. Adjournment

Motion to adjourn the meeting was made by S. Robertson and seconded by M. Konkoly. Motion passed unopposed.

M. Herminghaus adjourned the meeting at 1:58 PM.

**Prepared by
Kerrie Stone**