

**WALDEN'S TOWN HOUSE ASSOCIATION
BOARD OF TRUSTEES MEETING
GENERAL SESSION MINUTES
JANUARY 28TH, 2025**

CALL TO ORDER

The General Session meeting of the Board of Trustees of Walden's Town House Association was held on January 28, 2025 at the LoneStar Community Center at 2500 Lonestar Parkway, Montgomery, Texas. With quorum met, the meeting was called to order at 1:02 p.m. by Board President, Michael Herminghaus.

PRESENT

President-Michael Herminghaus

Vice President-Susan Robertson

Secretary & Treasurer- Mike Konkoly

Trustee-Elizabeth Greever

COMMUNITY FOUNDATION ASSOCIATION MANAGEMENT, INC.

REPRESENTATIVE(S)

Christi Pacula, Community Manager

APPROVAL OF MINUTES

A motion was made to approve and accept the October 29, 2024 General Session Meeting Minutes.

Motion: Michael Herminghaus, Second: Susan Robertson, Motion Passed: 4/0

TREASURER REPORTS

A motion was made to approve and accept the October 31, 2024 and November 30, 2024 Financial Reports.

Motion: Michael Herminghaus, Second: Elizabeth Greever, Motion Passed: 4/0

EXECUTIVE SESSION DISCLOSURE

The following items may be addressed in Executive Session in accordance with the Texas Property Code 209.0051(c): Litigation, Matters related to the formation of Third Party Contracts, Member Discipline, Personnel Matters, and Other Confidential Matters. An Executive Session was held prior to the General Session Meeting to discuss these items.

OLD BUSINESS

The Board reported on the status of the two lawsuits with the Association stating that currently, there is no change.

The Board reported on the status of the bulkhead repair for property owners. The ACC application had been submitted, and they requested access to the common area. The Board had granted access with the exception that any damage to the grounds would be repaired at the owner's expense.

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NEW BUSINESS

The Board reviewed the 2025 Budget. A motion was made to accept the draft budget with no changes.

Motion: Michael Herminghaus, Second: Mike Konkoly, Motion Passed: 4/0

Community Foundation Association Management, Inc. was introduced as the association's new management company and Christi Pacula as the Community Manager.

Landscaping was discussed. Rotations are every other week (Nov.- Mar.) and every week (Apr.- Oct.) weather permitting.

OPEN HOMEOWNER FORUM

Homeowner attended (see sign in sheet) *Helen* (3935 Knollcrest) stated she had drainage issues and wanted to sandbag 3' beyond her fence to divert water. *Larry Traw* asked if his request for records had been received. Members said they would like to have the meetings closer to the community.

NEXT MEETING

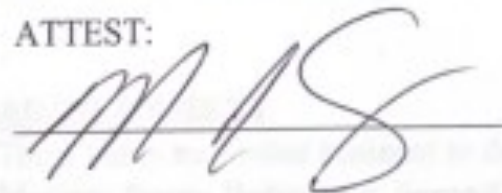
The next meeting is the Annual Meeting on Saturday, February 15, 2025, at Lonestar Community Center. The next regular Board Meeting will be determined based upon availability for venues; potentially closer vicinity to section.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 1:30 p.m.

Motion: Susan Robertson, Second: Mike Konkoly, Motion Passed: 4/0

ATTEST:



Date: 3-18-25

