

WALDEN'S TOWNHOUSE ASSOCIATION

BOARD OF TRUSTEE MEETING AGENDA

TUESDAY, JANUARY 27, 2026 at 5:00 PM

Lone Star Community Center, 2500 Lone Star Parkway, Montgomery, Texas 77356

Call In Option: <https://app.zoom.us/jc/85191525570> Meeting ID: 851 9152 5570 Passcode: 484027

- I. Call Open Session Meeting to Order and Establish Quorum
- II. Approval of Previous Board Meeting Minutes
- III. Treasurers Report: Financial Review
 - a. December Financial Reports
 - b. Current Cash Balances as of 1/26/2026

Operating Account Ending *6731:	\$25,548.77
Money Market Account Ending *0905:	\$18,368.38
Total Cash as of 1/26/2026:	\$43,917.15

Walden CIA Payments

Last Walden CIA Payment 12/31/25: \$1,100.00

Next Walden CIA Payment Expected 1/31/26

(Reference 2025 Deposit 2/12/25 \$131,932.98)
- IV. Old Business
 - a. Street Repair Phase 1 (items 1-4 Completed; \$57,414.00)
 - b. Legal Report
 - c. 2026 Budget Final
- V. New Business
 - a. Ratifications: Landscape Contract Renewed (RusticScapes \$91,597.50)
 - b. Street Repair Phase 2 (items 5-7, \$19,754.00)
 - c. Concrete Vandalism
 - d. Annual Meeting: February 21st, 10 am at the Lone Star Community Center
 - i. Notice to be mailed on 1/29/2026
- VI. 2026 Board of Trustee Meeting Schedule
Quarterly, 3rd Tuesday at 5p, Lone Star Community Center

Jan 27 th	Apr 21 st	Jul 21 st	Oct 20 th
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- VII. Homeowner Open Forum: Owner Comments (Maximum of 2 minutes/Single Topic)
- VIII. Adjournment of the Open Session (No Executive Session)