

WALDEN'S TOWN HOUSE ASSOCIATION

BOARD OF TRUSTEE MEETING MINUTES

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/join> Meeting ID: 851 9152 5570 Passcode: 484027

Call Open Session Meeting to Order and Establish Quorum

The Walden's Townhouse Association Board of Trustee Meeting was called to order at 5:05 PM on January 27, 2026, with quorum being established. The following trustees and representatives from Community Foundation Association Management were in attendance:

Board of Trustees – Present

Michael Herminghaus, President
Susan Robertson, Vice President
Elizabeth Greever, Trustee (via phone)
Mike Barksdale, Trustee

CFAM – Present

Lindsey Stakes, Community Manager
Veronica LeBlanc, President

Board of Trustees – Absent: Mike Konkoly, Secretary/Treasurer

Approval of Previous Board Meeting Minutes

Michael Herminghaus moved to approve October 21, 2025, meeting minutes, as submitted. Susan Robertson seconded the motion, and all members were in favor. The motion passed unanimously.

Treasurers Report: Financial Review

December Financial Reports: The board reviewed and approved the December financial report. Cash at end \$52,376.48 and income from Waden CIA for December was \$0 due to Walden CAI holding 2026 Assessment Payments until verified in 2026.

Current Cash Balances as of 1/26/2026: The board reviewed the current cash balances and historical deposits from CIA for homeowners' assessments, which are as follows:

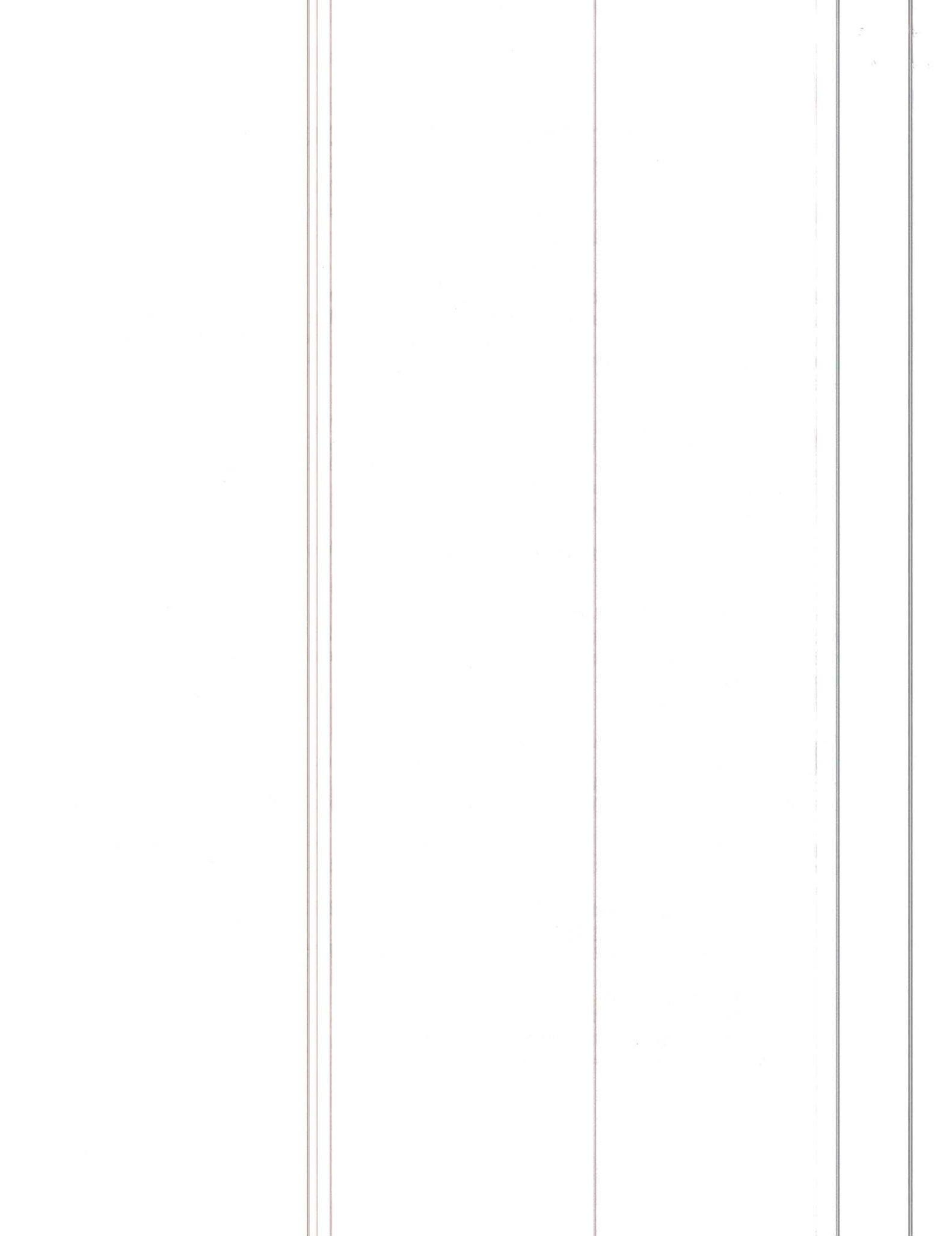
Operating Account Ending *6731:	\$25,548.77
Money Market Account Ending *0905:	\$18,368.38
Total Cash as of 1/26/2026:	\$43,917.15

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)



Old Business

Street Repair Phase 1 (items 1-4 Completed; \$57,414.00): Michael reported that Harbor Village will contribute \$25,000 in March or April, as their funds are available. Lindsey will contact Mark at D&C Contracting to discuss about paying half down now and the remaining when the Walden CIA Funds arrive, or in full in February. The invoice totaling \$57,414.00 was approved for payment.

Legal Report

CFAM reported that the attorney is awaiting an update from the court on the Traw v. Walden Townhouses lawsuits.

2026 Budget Final

Michael Herminghaus reviewed the proposed 2026 budget with those present. The \$17,000 deficit will be covered by 2025 excess funds in the operating account to repair roads. Michael Herminghaus moved to approve the 2026 Budget. Susan seconded the motion and all members were in favor. The motion passed unanimously.

Other Old Business

There was no other old business to discuss.

New Business

Ratifications: Landscape Contract Renewed

Michael Herminghaus moved to ratify the RusticScapes contract for an annual rate of \$91,597.50. Susan seconded the motion, and all members were in favor. The motion carried.

Street Repair Phase 2 (items 5-7, \$19,754.00)

The board will review the proposal for the remaining street repair when the dues payments are received from Walden CIA and the Phase 1 payment is paid.

Concrete Vandalism

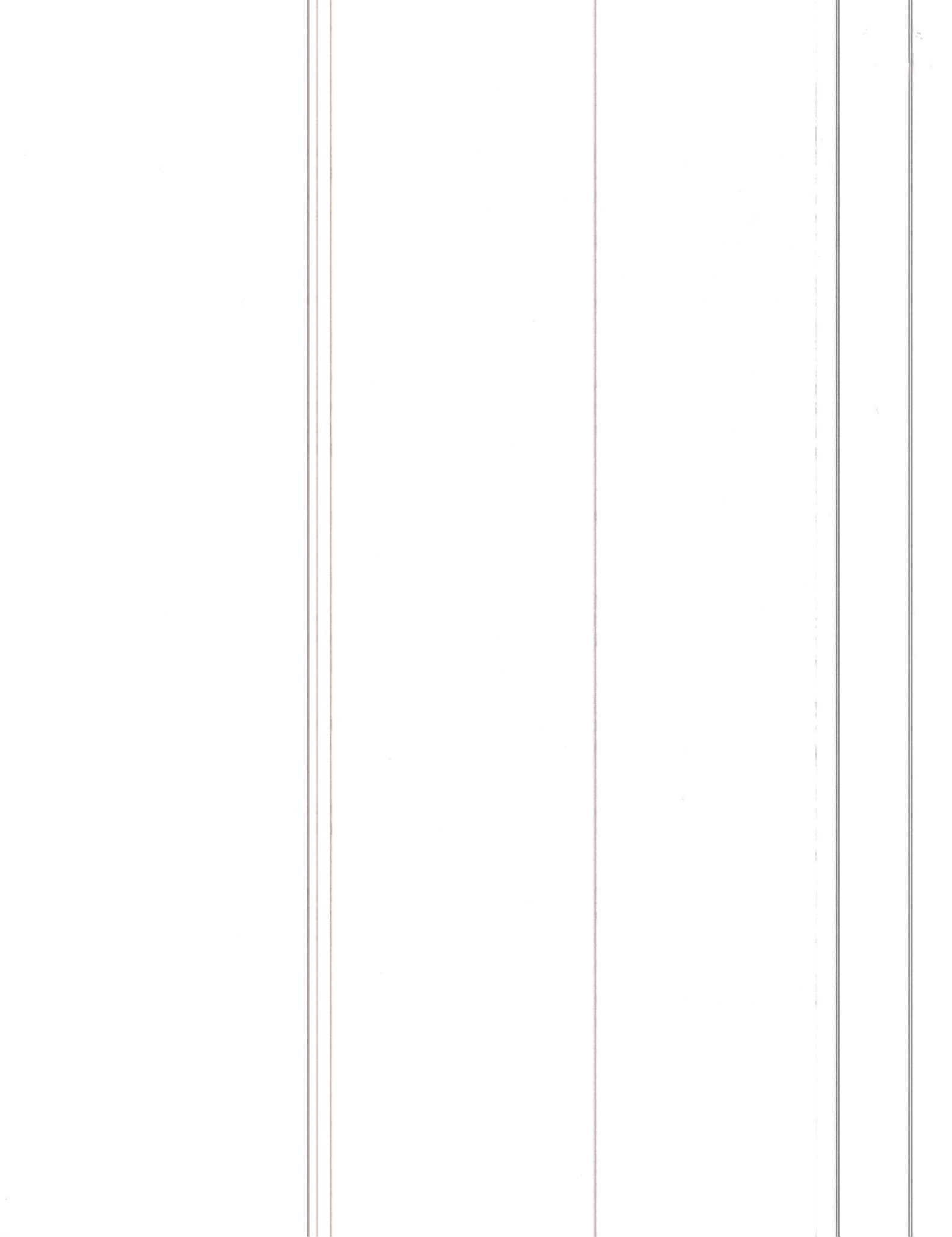
Michael informed those present that the concrete was damaged by an individual writing names in the concrete before it fully dried. D&C reported that the cost is \$750 to repair damage to concrete.

Annual Meeting: February 21st, 10 a.m. at the Lone Star Community Center

The board agreed that security is not needed for annual meeting. Susan will contact attorney to attend the annual meeting via zoom to discuss the AirBNB restrictions.

Other New Business

There was no other new business to discuss.



2026 Meeting Schedule

The Walden's Town House Association Board of Trustee meetings for 2026 are tentatively scheduled for January 27th, April 21st, July 21st, and October 20th Quarterly, 3rd Tuesday at 5 p.m. at Lone Star Community Center.

Homeowner Open Forum: Owner Comments (Maximum of 2 minutes/Single Topic)

Of the owners that were present, the following topics were discussed:

- Steven May reviewed the 2026 deficit \$17,700 and the 2026 excess funds \$52,376.48. He also recommended an audit.
- Lori Brio reviewed the positions for election at the annual meeting. She suggested using video/TV for presentations.
- Donna Kemmer, the owner of 12238 Glenview Dr, inquired about the potential sale of the vacant lot next to her property. The board is considering a sale that would not build on the lot.

Adjournment of the Open Session (No Executive Session)

With no further business to discuss in open or executive sessions, Michael moved that the meeting be adjourned. Mike Barksdale seconded the motion and members were in favor. The meeting adjourned at 5:56 p.m.


Signature & Printed Name, Title


Date Approved

