

MINUTES of the WALNUT GROVE HOMEOWNERS' ASSOCIATION, INC.
Board of Directors' Meeting
Thursday, February 19, 2026

MEETING CALLED TO ORDER: The meeting was called to order by President, Connie Schmidt, at 7:00pm via Zoom.

Roll Call of Board – Establishment of Quorum:

Board Attendees:

Connie Schmidt	Ken Fisher
Betsey Blimline	Heather Lowry
Vin Daniele	Corrinne Buice
Lynn Kaden	Kayleigh Wilson
	Peter Clarke

Absent at Roll Call:

Enoc Bernal
Marc Moreau

A quorum was established.

APPROVAL OF MINUTES: Minutes for January 2026 Meeting were reviewed and approved.

TREASURER REPORT: Corrinne reviewed the financial reports.

The beginning 12/01/25 account balance was:	\$ 30,373.35
Add deposits (during December 2025)	+ \$ 28,835.38
Less expenses (during December 2025)	<u>- \$ 24,339.76</u>
Ending balance as of 12/31/25	\$ 34,868.97

The beginning 1/01/26 account balance was:	\$ 34,868.97
Add deposits (during January 2026)	+ 20,993.53
Less expenses (during January 2026)	<u>- \$4,250.93</u>
Ending balance as of 1/31/26	\$ 51,611.57

Corrinne reported the details of the loan for the pool repair:

Ameris Bank

Term: 7 years

Amount: \$38,500

7% fixed (pending credit approval)

\$585/month, specific amount TBD

Closing costs \$600 (included in loan amount)

The motion passed via email. Proof of board vote was sent to the bank.

COMMITTEE REPORTS

COMMON AREA COMMITTEE:

Vin reported that we are awaiting final approval on the loan to get the pool repair scheduled. Our goal is the first week of April. The pool repair will take 28 days to set before we can open the pool. Several pool chairs are broken. We were previously paying \$500 per chair to repair. Vin was able to find a new vendor to repair the chairs for \$50 each. Vin spoke with AT&T about switching to them for the call box, but they were not responsive, so he then got it set up through Comcast, and they will also provide free Wi-Fi at the pool. Lynn asked if there were any plans for changes to the landscape. Vin reported none.

ACC COMMITTEE:

Ken reported a slow couple of months with nothing of note to report. Normally enforcement activities begin in March.

EVENT PLANNING COMMITTEE:

Heather reported that we have a Meet & Greet on 2/28 and Heather got a list of 14 new homeowners that she wanted to personally invite. Please let Heather know if you know any of the new neighbors so she can remove them from the list of people she needs to invite. She will bring a table, tablecloth, drinks and snacks and chalk. Heather asked Vin for a separate email for HOA purposes, specifically for the graduation banner. Vin reported that it would be an extra \$300 a year for a new email box. Vin will make her a free gmail account. Connie reported that we needed to start work on the graduation banner in March. Taylor is to post events on the Facebook page.

IT/SECURITY COMMITTEE:

Marc was not in attendance. No new business to report.

OLD AND NEW BUSINESS:

No business to report.

The next meeting will be March 19, 2026 at 7pm in person at the home of Betsey Blimline at 7635 Mill Stream Court.

ADJOURNMENT TO EXECUTIVE SESSION: The meeting adjourned at 7:34 pm and immediately went into Executive Session. Any outstanding issues regarding personnel, homeowners' delinquencies and homeowner covenant issues and violations were discussed in the Executive Session. The Executive Session adjourned at 7:42 pm.