

MINUTES of the WALNUT GROVE HOMEOWNERS' ASSOCIATION, INC.
Board of Directors' Meeting
Thursday, May 21, 2026

MEETING CALLED TO ORDER: The meeting was called to order by President, Connie Schmidt, via Teams at 7:05pm.

Roll Call of Board – Establishment of Quorum:

Board Attendees:

Connie Schmidt
Betsey Blimline
Vin Daniele
Ken Fisher
Corrinne Buice
Kayleigh Wilson
Lynn Kaden

Absent:

Peter Clarke
Enoc Bernal
Marc Moreau
Heather Lowry

A quorum was established.

APPROVAL OF MINUTES: Minutes for April 2026 meeting were reviewed and approved.

TREASURER REPORT: Corrinne reviewed the financial reports.

The beginning 4/01/26 account balance was:	\$ 94,814.46
Add deposits (during May 2026)	+ \$45,697.26
Less expenses (during May 2026)	<u>- \$ 38,331.25*</u>
Ending balance as of 4/30/26	\$ 102,180.47

Corrinne reported the details of the financials.

*\$30,637.10 of expenses was the Ameris Bank expense for the pool resurfacing.

COMMITTEE REPORTS

ACC COMMITTEE:

Ken reported some ACC complaints/confusion, with everything being resolved.

COMMON AREA COMMITTEE:

Vin reported that the pool is now open (as of 5/20/26). The wifi is now working and the guests were very happy about everything. We discussed dividing up the pool cleaning responsibilities. Vin will send out an email to the entire board with a signup sheet.

EVENT PLANNING COMMITTEE:

Heather is taking a step back from chairing the event planning committee. Kayleigh will be stepping up to fill the position. Morning Mingle on June 10. Pool party is June 13. Lynn reported that the Morning Mingle was not popular. Only one person showed up besides Lynn. Lynn asked for suggestions on how to encourage more attendees.

IT/SECURITY COMMITTEE:

Marc was not in attendance, but Vin reported an update on the security cameras. Our contact is no longer with the company, which is why Vin and Marc have not heard from him. A new contact was established, and the cameras are working well as of now.

OLD AND NEW BUSINESS:

No old or new business to report.

There is a special meeting on June 6 at 10am at Vin's house. No discussion should be publicly made regarding the special assessment until after this meeting.

The next regular meeting is June 18 at 7pm via Teams.

ADJOURNMENT TO EXECUTIVE SESSION: The meeting adjourned at 7:53pm 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 8:11 pm.