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

MEETING CALLED TO ORDER: The meeting was called to order by President, Connie Schmidt, at Betsey's home at 7635 Mill Stream Court at 7:02pm and also via Zoom.

Roll Call of Board – Establishment of Quorum:

Board Attendees:
Connie Schmidt
Betsey Blimline
Vin Daniele
Ken Fisher
Corrinne Buice
Kayleigh Wilson
Enoc Bernal (via Zoom)
Marc Moreau (via Zoom)

Absent at Roll Call:
Lynn Kaden
Peter Clarke
Heather Lowry

A quorum was established.

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

TREASURER REPORT: Corrinne reviewed the financial reports.

The beginning 2/01/26 account balance was:	$ 51,611.57
Add deposits (during February 2026)	+ $ 29,913.45
Less expenses (during February 2026)	- $ 3,424.21
Ending balance as of 2/28/26	$ 78,100.81

Corrinne reported the details of the loan for the pool repair:
Ameris Bank
Term: 7 years
Amount: $38,500
7% fixed
$585/month, specific amount TBD
Closing costs $600 (included in loan amount)

The bank was given the final documentation, and we are just awaiting the bank's final decision. Ken asked about insurance for the lack of pressure due to the pool being drained. Vin is going to check with the pool company to ensure they are insured for catastrophic events.

COMMITTEE REPORTS

ACC COMMITTEE:
Ken reported the street signpost at Blueberry and Walnut Mill Landing needs to be fixed. There have been some minor complaints lately.

COMMON AREA COMMITTEE:
Vin reported that we are starting our preparation for pool opening. Vin has painted the bathroom and repaired holes. New umbrellas for the tables and additional umbrellas were purchased. As soon as the financing is secured, we will have the pool repairs scheduled.

EVENT PLANNING COMMITTEE:
Work has started for the graduation banner. Ken created a sign. It was posted on social media and announced via email. We will use the same sign vendor as last year. The 'meet and greet' was a success. Morning Mingle is April 4. Bunco/game night is tomorrow night (3/20). Connie is posting events on Facebook.

IT/SECURITY COMMITTEE:
Marc reported that we are working with the vendor to reset access to the internet service. We have had a car versus mailbox accident lately and several situations with cars parked on the street.

OLD AND NEW BUSINESS:
Old business - Vin reported that the latest newsletter is being finalized. It will be sent electronically only. Vin reported that the old book library was torn down and he has been safekeeping the books. The new book library will be located at the pool. Vin will install it before the pool opens.

New business – Corrinne reported that after working with the bank on the loan for the pool repairs, we have to do a special assessment to avoid paying a large amount of interest on our loan. We are currently spending more than the revenue that we are earning on HOA fees. Our operating costs are exceeding our expected income. We want to be fiscally responsible. The special assessment will likely only be about $200 per household. Special assessments require a 60% quorum within two meetings called, in person or by proxy (not a ballot) which is about 156 households. Once we have the quorum present (or by proxy) we must have two-thirds (104 people) vote "yes" in person. If quorum is not established at the first meeting, then a second meeting will be needed. For the second meeting we will need 78 homeowners in person to get a quorum.

We currently have about 98% compliance with paying normal dues. Three months into the cycle we have about 80% in compliance with paying normal dues. Ken wonders if there is a possible plan B that will postpone the special assessment. There was much discussion about postponing the special assessment until the annual meeting in October.

Corrinne reported that – in an effort to reduce expenses – we have cut the cleaning services at the pool and common area. We also cut the pest control services. We can also cut the fertilizer treatments and a couple other landscaping expenses.

The board agreed that we will hold off on the special assessment until the 2027 Annual Meeting in October.

The next meeting is April 16, 2026 at 7pm via Zoom.

ADJOURNMENT TO EXECUTIVE SESSION: The meeting adjourned at 8:29pm 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 8:45 pm.