

MINUTES of the WALNUT GROVE HOMEOWNERS' ASSOCIATION, INC.
Board of Directors' Meeting
Thursday, April 16, 2026

MEETING CALLED TO ORDER: The meeting was called to order by President, Connie Schmidt, via Teams at 7:02pm.

Roll Call of Board – Establishment of Quorum:

Board Attendees:

Connie Schmidt
Betsey Blimline
Vin Daniele
Ken Fisher
Corrinne Buice
Kayleigh Wilson
Enoc Bernal
Heather Lowry

Absent:

Lynn Kaden
Peter Clarke
Marc Moreau

A quorum was established.

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

TREASURER REPORT: Corrinne reviewed the financial reports.

The beginning 3/01/26 account balance was:	\$ 78,100.81
Add deposits (during March 2026)	+ \$ 20,542.28
Less expenses (during March 2026)	<u>- \$ 3,828.63</u>
Ending balance as of 3/31/26	\$ 94,814.46

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

We closed on the pool loan with Ameris Bank on April 2. Loan information will be added to the monthly expense report. We discussed closing the Regions account so that we don't have too many accounts. So far, we are ahead of last year in annual dues collections at this time.

COMMITTEE REPORTS

ACC COMMITTEE:

Ken reported one fence request, and three other inquiries on various issues.

COMMON AREA COMMITTEE:

Vin reported that he will work on the one street sign at Blueberry Lane this weekend. Construction on the pool repair is in progress. Vin has been checking on progress a few times a day. Filling of the pool should start next week. Vin reported that we had a leak at the pressure valve, and we needed a pipe repair. Vin is going to do this repair. We need to put down pine straw, but our budget is \$500 and the landscaper was going to charge \$2,000 to install, so we are going to do the installation of pine straw ourselves. May 15 is the tentative date for opening the pool. We needed to let go of the pool bathroom cleaners due to budgeting. We will create a schedule of volunteers.

EVENT PLANNING COMMITTEE:

The graduation banner is in process. The next event is tentatively June 13 for the Pool Opening.

IT/SECURITY COMMITTEE:

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

OLD AND NEW BUSINESS:

Old business – We discussed a date for the first special assessment meeting. Corrinne recommended August since families are travelling during the summer. It was decided that we would get together for a special board meeting to only discuss the special assessment situation.

Connie is going to send out the digital newsletter soon.

The next meeting is May 21, 2026 at 7pm via Teams.

ADJOURNMENT TO EXECUTIVE SESSION: The meeting adjourned at 8:01pm 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.