

The 18th at Walden's Concerned Co_Owners
12900 Walden Road #1011
Montgomery, TX 77356

October 10, 2023

Texas Glocal Partners
28789 Hardin Store Rd., Suite 140
Magnolia, TX 77354

This is to inform you that significantly more than 30% of the 204 unit owners are signatory to our official call for the SPECIAL MEETING we are holding on October 21, 2023. This far exceeds our By-Laws' requirement of 10%, and even Chapter 82's requirement of 20%., We hope you respect this fact as we seek to highlight the instances where your inaction to our requests, combined with unilateral actions on your part, has served to create confusion and to misguide many of our fellow Co-Owners.

On October 5, via an Email to Paola and Lewis, we sent a letter expressing our concerns that Texas Glocal is directly interfering with our lawful efforts to hold a SPECIAL MEETING for the purpose of removing an unelected Board of Administration and replacing that board with the full 7-member board elected by a quorum of The Council of Co-Owners as specified in our By-Laws. We also responded to your concerns about there not being a board at all following our SPECIAL MEETING on October 21, 2023. Per our By-Laws, with quorum we Co-Owners can vote to *remove* the board and we have the authority to *elect* a new board at that time making the meeting of November 11, 2023 unnecessary. It was your concern about the mailing out of ballots that got our attention. *Nowhere* in Article II of our By-Laws is there the mention of the mailing of ballots. Also, nowhere in our By-Laws is there a provision for what you sent (see the screenshot below) on September 6, 2023.

-----Forwarded Message-----

From: The 18th at Walden <0695f77095e9e1c46cb01a9c122a5ac29d985557c0af9d6dcf74ae20e4a5e387@texasglocalpartners.mailer.appfolio.us>
Sent: Sep 6, 2023 7:09 PM
To: <randyrews@peoplepc.com>
Subject: 18th at Walden General Meeting Announcement and Invitation to Run for the Board



09/06/2023

****ATTENTION ALL 10th AT WALDEN CONDOMINIUM OWNERS****

Please join us for our annual General Meeting & elections, on **Saturday, November 11th, 2023**
@ 10:00 am in the clubhouse!
All owners will be receiving a formal invitation and Ballot for this meeting, in October.

We are planning to vote on appointing new Board Members at this meeting.
If you are interested in running for a position on the Board,
please email us a short bio about yourself and inform us of which position you are interested in.

Please notify the Management Company before **Saturday, September 30th, 2023**. Please feel free to email/phone our
office: paola@txglocal.com or info@txglocal.com / (281) 747-6334

Thank you, 18th at Walden Management Co.

Intentional or not, the notification above served to misdirect the *lawful* governance of The 18th At Walden Condominium Association. Our annual General Meeting should have taken place in January, 2023 or at least

before the end of February, 2023 yet that meeting was purposefully postponed, month after month, by the unelected board. Your notice says that "we are planning to *vote on appointing* new Board Members at this meeting." Nowhere on this notice is there an indication that even one 18th at Walden Co-Owner was involved in its origination as it is clearly from Texas Glocal Partners and not the board. You and the board know that without quorum there can be no actual election. Everything about the process described in the above invitation/announcement, including the date (November 11, Veterans Day) casts doubt that there will be an attempt to actually *achieve quorum*. The purpose is not to *appoint* but to *elect* board members. There is a huge difference between the two. To *appoint* gives the present board the ability to "hand pick" individuals that go along with the board's previous decisions whereas to *ELECT* a board puts the power back into the hands of the COUNCIL OF CO-OWNERS. The management company does not control the election process and is not the authority on deciding any "deadline" for biographies or any other such thing. With the signature, "The 18th at Walden Management Company," you created an erroneous impression for those unfamiliar with how HOAs and Condo Associations are governed, elevating Texas Glocal Partners above the Co-Owners you serve.

Then there is the issue of the database and your choice to act unilaterally by sending only half of our NOTIFICATION OF SPECIAL MEETING. On numerous occasions by hand delivery, certified mail, and Email we have repeatedly requested the most current database of the Co-Owners contact information. Under Section 82 that you are using against us citing "confidentiality", our 30+% more than meets QUORUM and, therefore under Texas law is equal to the board. Article II, Section 7 of our By-Laws says in part (in reference to written notification of a SPECIAL MEETING or any other official purpose), that [the notice] "shall be deemed to have been properly delivered when deposited in the United States Mail with postage prepaid and addressed to the member's address AS IT APPEARS ON THE RECORD OF THE COUNCIL OF CO-OWNERS." How are we to do this? You have denied us access to the one tool allowing us to be in full compliance with our By-Laws! On one hand you act unilaterally, supposedly mailing (or at least Emailing) our OFFICIAL NOTIFICATION OF A SPECIAL MEETING which certainly would appear to be "neutral" but you deny us the ability to confirm that you actually did what you have represented to us as having done. In polling our owners only a select few have received either the September 6th example herein, our Notice of Meeting that you Emailed without telling us, or the Newsletter where our efforts were represented as "misinformation." Yet *every single one of the people we polled* receive their billing statements like clockwork.

Texas Glocal created confusion by sending *only half* of our Official Notification of a SPECIAL MEETING. This was done without consulting the Co-Owners. Had you called us or read the announcement you sent out, you would have realized that the following verbiage was INTEGRAL to our notice: "*If you want the dues reduced and the 18th at Walden's board to be open and not sheltered behind a management company, then please complete the enclosed Proxy form which also adds your name to those calling for a special meeting.*" This notice was clearly written by the Co-Owners yet by sending only half of the notice (omitting the proxy form), you again create the impression that Texas Glocal Partners is involved and discredit our efforts by *not including the proxy form itself*.

All of this has served to confuse many of our Co-Owners who are not fully aware of what is at issue. To them the fundamental question is "who do I believe...my fellow Co-Owners or the management company?" We end up looking as though we are the ones responsible for this confusion yet all of it can be laid at the feet of Texas Glocal Partners' reluctance to recognize us, not as a few individuals asking for a database but as a legal entity equal to, in every aspect, this nonelected board that you appear to be defending. This is not a minor issue and can only be corrected by you choosing to finally do the right thing.

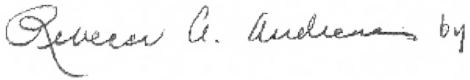
It is important to remember that, under our By-Laws, the Board of Administration serves at the pleasure of the Council of Co-Owners as does Texas Glocal Partners. We refer you to Article III, Section 1 of our By-Laws. Your powers and authority to manage the affairs of the Council of Co-Owners is *specifically limited*

only to those things "as are not by law or these By-Laws directed to be done and/or exercised *by the owners* and in accordance with a Management Contract *if* one is approved by the Council of Co-Owners."

This letter represents more than 30% of the voting Co-Owners of the 18th at Walden who hereby DEMAND access to the database WITHOUT FURTHER DELAY. We will be by your office later today, tomorrow at the latest, to retrieve it. We require the most up to date member contact information in digital format that includes the NAME AND MAILING ADDRESS of EVERY CO-OWNER, their CONTACT PHONE NUMBER and their CONTACT EMAIL ADDRESS. This information will only be used to conduct the ongoing OFFICIAL BUSINESS of The 18th at Walden Condominium Association. Should you not comply with this request you will be overtly working to prevent us from achieving quorum. That denial will impact Texas Glocal Partners in a negative way.



Clifford D. Unruh, 401



Rebecca A. Andrews, 719, 803

Mario Rosales by Proxy for Elia Rosales #908

Mario Rosales, 908



Ray Granda, 1011

cc: Montgomery County District Attorney (with supporting documents)