

Eighteenth at Walden Condo Owners Association Newsletter

www.18thatwalden.com

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www.18thatwaldenconcerns.com

Special Points of Interest:

- **Monthly HOA Dues Due on December 1st! Don't forget!**
- **CANCELLED! Special Meeting: Nov. 11th**
- **Next COA General Meeting December 16th 2023 10:00 am Saturday Walden Club House PLEASE sign Proxy to ENSURE meeting quorum!**
- **Quorum Achieved!!! Your new COA Board ELECTED at October 21st Annual Meeting.**

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"Turnaround Mode"

Spurred by the concern over the recent, unexpected increase of COA dues by a substantial 47%, a petition was passed and with a 126 condo owners out of 204 units a **landslide** quorum was achieved by an impressive turnout of the Condominium Counsel of Co-owners (US!) and a pile of proxies at the Special Meeting held on October 21, 2023 at the Walden Club House, for the purpose of ELECTING a new 7 person COA Board, addressing concerns over the recent significant increase in the monthly COA dues, concerns over the lack of transparency of COA matters, and a lack of compliance under the current Association by-laws.

The new Board is tasked with the commitment to the condo owners to perform a full audit of our COA financials and general COA operations. Work is already underway to gather information from the previous board and the COA management company in order to examine the property financials under a full audit process, assess the current condition of the property and identify and prioritize items that need to be addressed, utilizing the recent reserve study as a framework to ensure we maintain the value of our property.

The Board is determined to not accept "Business as Usual"; but to focus on "Turning the Property

Around" in order to bring the finances and property operations back in line with owner expectations.

The annual meeting originally scheduled for November 11th has been cancelled in light of the Special Meeting held on October 21st.

All Walden Co-owners are invited to attend the next General Meeting of the Walden Counsel of Co-Owners on Saturday, December 16th at 10:00 am at the Walden Club House, at which time the new Board will present recommendations for moving forward and address questions surrounding the increased COA dues and property operations.

We Need Your Proxy!

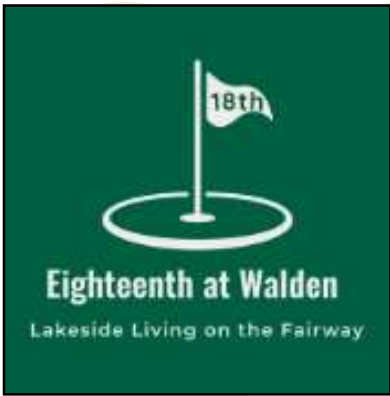
All Walden Condo Owners are invited to the next General COA Meeting on December 16th at 10:00 am at the Walden club house!

Please scan the QR code or click on the icon to the right to DocuSign a proxy for the December meeting, even if you are planning to attend,

in order to ensure we obtain a quorum. The owners cannot conduct business if a quorum is not met.

If you are able to attend the meeting, your proxy will be handed back to you and you will vote on agenda matters on your own accord. **Thank you!**





Towing Policy & Dumpster Rules

Towing Policy

The Board reinstated the previous property towing policy. Stickers will be placed on windows of cars parked in resident spaces without a permit, providing a 24 hour notice prior to towing. Violations will be documented with a photo and a violation log notating the time and date of posting.

PLEASE be sure to inform guests and contractors that they must park in the blue striped "Open Parking" (aka Guest Parking) parking lot

spots along the outer edges of the parking lots. Look for the blue signs posted at guest parking areas.



Dumpsters



Please respect the rules for dumpsters. The property is charged for heavy trash in or around dumpster enclosures.



New Requirements Adopted to Establish a Quorum

Since a revision in 1992, our By-Laws have required the presence in person or by proxy of at least 40% of the votes representing the 204 units that make up The 18th at Walden. In addition, there were other criteria for calculating owners' votes based on the size of the unit owned both for establishing the 40% for quorum and also for counting of votes in an election or vote of approval of a resolution or amendment to the By-Laws.

A motion was presented and passed amending our By-Laws to define "Quorum" as being 25% of the individual owners present in person or by proxy. The actual wording of the amendment reads, "The presence in person or by proxy of twenty-five percent (25%) of the individual or collective owners of record of one or more units at the time of the official mailing of the ANNOUNCEMENT OF MEET-

ING, regardless the number or size of unit(s) owned, shall constitute a quorum for that meeting." This creates a quorum requirement that is more easily attainable yet prevents several owners of multiple units to be a quorum as would be the case if the Texas allowed minimum of 20% of the votes available were used instead.

The goal of this important revision to our By-Laws is to allow the Council of Co-Owners (that's all of us who own units) to more easily reach quorum for the purpose of again having a voice in the governance of the 18th at Walden. The hope is that this lower quorum requirement will allow for annual elections to be held each third Saturday of October as also specified by unanimous vote on October 21st. Most importantly, the belief is that this new definition of quorum fairly represents all

owners, without prejudice or favor to owners of smaller units or to an owner owning multiple units. As to actual voting, the amended definition of quorum does not change the weighted voting power of the co-owners' individual votes, which remain apportioned according to unit size as specified in our By-Laws.

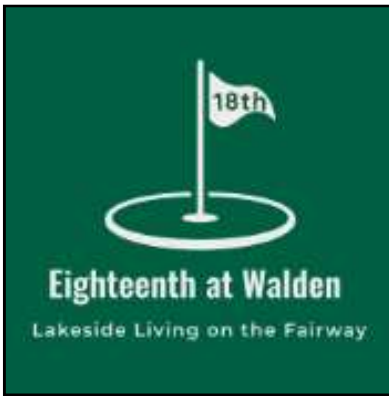


PLEASE plan on always submitting a proxy for each COA General Board Meeting, even if you are planning on attending. The New Board will make every effort to ensure that submitting a proxy is simple and convenient. If you attend the meeting, you will vote on your own accord. If you are unexpectedly unable to attend, then your proxy will allow the Board to conduct business on your behalf.

Proxy /'prāksēl/ :
The authority to represent someone else, especially in voting.

Quorum /'kwôrəm/ :
The minimum number of members of an assembly or society that must be present at any of its meetings to make the proceedings of that meeting valid.

WE NEED YOUR VOTE!



Meet Your Newly Elected Eighteenth at Walden COA Board

On Saturday, October 21, 2023 at 10:00 am at the Walden Club House, having achieved a quorum of 126 out of 204 votes of condo owners present in person or via proxy, the Council of Co-Owners (all owners of condos at Eighteenth and Walden) elected the new Eighteenth of Walden COA Board of Administration. At the Board's first Executive Work Session on Wednesday, October 25th, the new Board appointed officers.



Cliff Unruh
President



Ray Granda
Vice President



Bekki Andrews
Secretary



Monica Cordell
Treasurer



Bret Rodriguez
Board Member



Pete Firth
Board Member



Michael Francis
Board Member

Frances Jacobson
Alternate Board Member



Mario Rosales
Adjunct Member
IT Specialist

Goals of the Board:

- 1) Provide full Transparency for the Council of Co-owners (aka All Owners of Condos).
- 2) Evaluate the Recent Increase in Monthly COA Dues.
- 3) Perform a Full Operational and Financial Audit for the Property.
- 4) Review of By-laws and Other Governing Documents for Updates & Full Compliance as a COA.

Thank you for electing us to represent the Condo Owners of Eighteenth at Walden.

Instructions: Complete ONLY those areas that are highlighted. Leave the line NOT highlighted blank.
Should you not attend, we will fill in the blank and this proxy will be activated, ensuring we have quorum.

**The 18th at Walden Condominium Association Council of Co-Owners
Proxy: General Meeting, December 16, 2023**

I, _____, owner of Unit(s) _____
(Print your name here in the highlighted area) (Print your Unit Number or Numbers)

and a voting member of the *The 18th At Walden Council of Co-Owners*, hereby authorize any one of the following persons, all of whom are voting members of *The 18th At Walden Council of Co-Owners*, whose name will be entered below on this proxy prior to the start of the GENERAL MEETING convening at 10:00AM on Saturday, December 16, 2023, to be selected to carry my proxy. Because business can only be conducted with a QUORUM of the Co-Owners and to ensure that should anything happen to any single pre-appointed proxy-holder prior to this MEETING, I am allowing my proxy to be selected from the following list, below which I initial my approval:

Clifford D. Unruh-401, Melody E. Unruh-401, Raymond L. Granda-1011, Lisa R. Granda-1011, Rebecca A. Andrews- 719,
Humberto Rodriguez, Jr.-1006, Peter Flrth-902, Elvira L. Waiser-1007

(Please Initial in the highlighted area to approve the above list of potential proxy-holders)

Let it be known that

(Leave this blank. One of the 8 names above will be inserted here the morning of the meeting)

selected from the above list of co-owners that I have approved, is hereby appointed to serve as my proxy holder to attend the GENERAL MEETING of *The 18th At Walden Council of Co-Owners* convening on December 16, 2023, at 10:00 AM, or at any continuation of the meeting. I hereby authorize the proxy-holder named above to vote and act on my behalf to the extent that I would be personally present. I understand that the purpose of this meeting, as outlined in the NOTICE of MEETING and Agenda, is to provide the Council of Co-Owners an in-depth first report on the financial condition of The 18th At Walden Condominium Association as a follow-up to the Special Meeting of October 21, 2023, where members voted to approve a full in-house financial review of all records and documents pertaining to the operation and management of the 18th at Walden Condominium. I also understand that, because of the manner in which members' monthly assessment was increased by 47%, other matters related to the future operations of the 18th at Walden Condominium may be introduced and brought to a vote. I trust and authorize the above named proxy-holder to vote on any such matters on my behalf.

The appointment of proxy shall only be effective during my absence from the above referenced GENERAL MEETING of the 18th at Walden Council of Co-Owners on December 16, 2023, and at all continuances and adjournments (*breaks in the meeting taken before all business has been concluded*) of said meeting.

Signed: _____
(Sign above then Print your name beneath together with the date)

Name: _____ Date: _____

Please Email to: info@18thatwaldenconcerns.com

Or Mail to: Mario Rosales 12900 Walden Rd #908, Montgomery, Texas 77304



Eighteen at Walden

Owner & Resident Census

Please help us update our property database!

Owner & Tenant Contact Information

Unit Number: _____ Purchase Date: _____

Name of Owner: _____

Mailing Address of Off Site: _____

Owner Email Address: _____

Owner Phone Number: _____

Emergency Contact: _____

Emergency Phone: _____

Tenant Name: _____

Tenant Email Address: _____

Tenant Phone Number: _____

Move-in Date: _____ Expiration of Lease: _____

Emergency Contact: _____

Emergency Phone: _____

Resident Vehicle Information

Make and Model: _____ Color: _____ License Plate: _____

Make and Model: _____ Color: _____ License Plate: _____

Resident Pets

Dog(s): _____ Cat(s): _____ Other(s): _____

Time and Talents: Do you have a talent that you can volunteer to the property or a great idea that you would like to share?

Please Email to: info@18thatwaldenconcerns.com

Or Mail to: Mario Rosales 12900 Walden Rd #908, Montgomery, Texas 77304

Eighteenth at Walden Minutes

October 21, 2023 Annual Meeting

The 18th At Walden
 Council of Co-Owners Special Meeting
 Date: October 21, 2023
 Time: 10:00 AM Saturday
 Location: The 18th at Walden Clubhouse

I. Call to Order



Moderator: Cliff Unruh – Unit #401
 Meeting to Order at 10:25 AM

II. Roll Call – For Units Present Exhibit A

Voters Present: 57
 Voters By Proxy: 69
 Exhibit A.2
 1 Voter Dialed in: Edward Iwera - Unit # 112

Total Count of Voters: 126

III. Motion

- a. Motion made by William Green Unit #804 to Appoint Mario Rosales Secretary for Council of Co-Owners Special Meeting
- b. Second: Michael Francis - Unit #814
- c. Discussion: Explanation of needing someone to be secretary because this is not a board meeting
- d. Vote: Overwhelming Majority – Approved

IV. Resolution 1 – Exhibit B

- a. See Exhibit B: Board Terms– Board Extend 71 days and make 3rd Saturday in October When Annual Meeting will be Held
- b. Motion: Troy Petty – Unit #510
- c. Second: William Green – Unit #804
- d. Discussion: Cliff Explained terms about 71 Days added to Term because term starts immediately after the election rather than on January 1, 2024.
- e. Vote: Unanimous – Approved

V. Motion

- a. Motion By Shanelle #712 We are instructing the board that, should a board member resign between now 21st of October 2023 through December 31, 2024, that they will appoint 1st runner up (8th place) after 7 elected board members.
- b. Second: Troy #510
- c. Discussion: None
- d. Vote: Unanimous – Approved

VI. Announcement

- a. Patti Grill recognized as President Emeritus by Acting Board

VII. Motion

- a. Lisa Granda made motion to vacate 7 seats of the Board of Administration.
- b. Second: Deborah Reddick - Unit #214
- c. Discussion: None
- d. Vote: Unanimous

VIII. Nominations

- a. Monica Cordell – Unit #314
- b. Frances Jacobson – Unit #609 (would like her votes go to Michael Francis)
- c. Christine Von Sherwald (Withdrew)
- d. Cliff Unruh – Unit #401
- e. Bekki Andrews Unit #719, #803
- f. Ray Granda – Unit #1011
- g. Peter Firth - Unit #902
- h. Michael Francis – Unit #814
- i. Humberto Rodriguez – Unit #1006

IX. Discussion and vote

- a. Do Board Nominees live here? Board will strive for Complete Transparency as allowed by law. Discussion about Positions of Board, i.e. president, treasurer, etc. Cliff stated that positions (officers) within board are decided by board
- b. Susan Gilstrap Proxy for Danny W Estate Scogins - Unit #315 asked About Making a slate for 7, Vote for slate and make Frances Jacobson - Unit #609 Alternate
 - i. Cliff Unruh – Unit #402
 - ii. Bekki Andrews Unit #719, #803
 - iii. Ray Granda – Unit #1011
 - iv. Peter Firth - Unit #902
 - v. Michael Francis – Unit #814
 - vi. Humberto Rodriguez – Unit #1006
 - vii. Monica Cordell – Unit #314
- c. Call for Vote: Deborah Reddick – Unit #214
- d. Motion: Troy Petty – Unit #510
- e. Second: Deborah Reddick - Unit #214
- f. Vote: Unanimous – Approved

X. Resolution: Exhibit C

- a. Limiting Assessment increases to 7% of the previous year's monthly assessment and 5% of the budget for Special Assessment. Anything over those limits Requires a Vote of the Co-Owners
- b. Discussion: Alex Von Sehwald – Unit #118,221,323,421,617,618,714 Vote for Quorum first instead of Assessment since Quorum is what helps definition of amount to vote.
- c. Motion to Table: Lisa Granda – Unit #1011
- d. Second: Michael Francis – Unit #814
- e. Passed by unanimous vote

XI. Amend By-Laws: Exhibit D

- a. Change Quorum from 40% of available votes to 25% of the individual or collective owners
- b. Motion: Margaret Geley - Unit #720
- c. Second: Lisa Grand – Unit #1011
- d. Discussion: Explanation that this will not affect the voting power it will only change requirements to get Quorum, voting power still the same per unit
- e. Vote: Unanimous

XII. Resolution: Exhibit C (Brought back to vote)

- a. Limiting Assessment increases to 7% of the previous year's monthly assessment and 5% of the budget for Special Assessment. Anything over those limits Requires a Vote of the Co-Owners
- b. Motion: Margaret (Ann) Geley Unit #720
- c. Second: Lisa Granda – Unit #1011
- d. Discussion: Owen Robinson – Unit #522 How will this prevent what happened before. Cliff, It will prevent from doing a special assessment following meeting open budget and then change budget to include special assessments like it was done like last year. Owen Robinson – Unit #522 So how to repeal 46.6%? Cliff: We don't have an answer because financials have to be reviewed completely and we really don't know what has been done. No Criteria for how previous budget was created. Transparency is utmost importance and will keep everyone informed. The issue is that we did not have the necessary information and it seems certain projects were prioritized incorrectly. That's why analysis is very important.
- e. Vote: Unanimous

XIII. Motion (Petition Submission) Exhibit E

- a. Motion: Bret Rodriguez, giving petition to reduce 46.6% to Newly elected board so they can analyze the financials and Waive late fees for two months
- b. Second: Deborah Reddick - Unit #214
- c. Discussion: None
- d. Vote: Unanimous

XIV. Motion (Cancel November 11 Annual Meeting)

- a. Motion: Bekki Andrews Unit #719, 803, Cancel November 11 Annual Meeting and because this Special Meeting took care of November 11 Meeting
- b. Second: Sally Spies – Unit #
- c. Discussion: Any meeting
- d. Vote: Unanimous

XV. Motion to Adjourn

- a. Motion: Lisa Granda
- b. Second: Ellie Lynn Weiser – Unit #1007
- c. Vote: Unanimous

The meeting was adjourned by Moderator Cliff Unruh at 12:32.


 (Signature of Secretary)