

## **REGULAR MEETING MINUTES**

Wednesday, February 25, 2026 6:30 PM

Walden Yacht Club (downstairs)

13301 Walden Rd

Montgomery, Texas 77356

### **EXECUTIVE SESSION: 5:00 - 6:30 PM**

1. Call to Order

*Board Members Present: Floyd Blackwell, Ray Geiselhart, Stephanie Johnson, Todd Kiefer, Ellen McCaskill, Lachel Rivera, Brent Thor (phone)*

2. Determination of a Quorum
3. Executive Session
4. Adjourn from Executive Session

### **REGULAR SESSION**

1. Re-establish a Quorum

*Board Members Present: Floyd Blackwell, Ray Geiselhart, Stephanie Johnson, Todd Kiefer, Ellen McCaskill, Lachel Rivera*

*Board Members Absent: Brent Thor*

2. Welcome
3. Prayer
4. Pledge of Allegiance
5. Pledge to the Texas Flag
6. Action, if any, from Executive Session
7. New Business
  - a. Discuss texting service for residents.

8. Action Items

- a. Approval of Minutes - January 24, 2026 Regular Meeting

I move to approve the Jan. 24, 2026 regular meeting minutes as presented. This motion, made by Stephanie Johnson and seconded by Floyd Blackwell, Carried.

*Floyd Blackwell: Yea, Ray Geiselhart: Yea, Stephanie Johnson: Yea, Todd*

*Kiefer: Yea, Ellen McCaskill: Yea, Lachele Rivera: Yea:*

*Yea: 6, Nay: 0*

- b. Ratification of action taken by the Board outside a duly noted meeting regarding Reserve Study expense of \$11,640.00 paid to Association Reserves.

I move to approve the ratification of action taken by the Board outside a duly noted meeting regarding Reserve Study expense of \$11,640.00 paid to Association Reserves. This motion, made by Stephanie Johnson and seconded by Ellen McCaskill, Carried.

*Floyd Blackwell: Yea, Ray Geiselhart: Yea, Stephanie Johnson: Yea, Todd*

*Kiefer: Yea, Ellen McCaskill: Yea, Lachele Rivera: Yea: Yea: 6, Nay: 0*

- c. Ratification of action taken by the Board outside of a duly noted meeting

regarding Yacht Club Controls Maintenance Program expense of \$5,378.28 paid to Hunton Services.

I move to approve the ratification of action taken by the Board outside of a duly noted meeting regarding Yacht Club Controls Maintenance Program expense of \$5,378.28 paid to Hunton Services. This motion, made by Ellen McCaskill and seconded by Lachele Rivera, Carried.

*Floyd Blackwell: Yea, Ray Geiselhart: Yea, Stephanie Johnson: Yea, Todd Kiefer: Yea, Ellen McCaskill: Yea, Lachele Rivera: Yea: Yea: 6, Nay: 0*

- d. Consider and act on AOS proposal of \$6,569.00 to install five Fortinet Gateway Firewalls to include a three-year license agreement.

I move to approve the AOS proposal of \$6,569.00 to install five Fortinet Gateway Firewalls to include a three-year license agreement. This motion, made by Stephanie Johnson and seconded by Lachele Rivera, Carried.

*Floyd Blackwell: Yea, Ray Geiselhart: Yea, Stephanie Johnson: Yea, Todd Kiefer: Yea, Ellen McCaskill: Yea, Lachele Rivera: Yea: Yea: 6, Nay: 0*

- e. Consider and act on BoardBook proposal of \$4,000.00 for web-based meeting program. I move to approve the BoardBook proposal of \$4,000.00 for web-based meeting program. This motion, made by Ellen McCaskill and seconded by Lachele Rivera, Carried.

*Floyd Blackwell: Yea, Ray Geiselhart: Yea, Stephanie Johnson: Yea, Todd Kiefer: Yea, Ellen McCaskill: Yea, Lachele Rivera: Yea: Yea: 6, Nay: 0*

- f. Consider and act on Drainage Plan Policy 10.02  
Action was tabled.

9. Reports

10. Members' Comments/Questions

11. Adjourn

I move to adjourn. This motion, made by Stephanie Johnson and seconded by Floyd Blackwell, Carried.

*Floyd Blackwell: Yea, Ray Geiselhart: Yea, Stephanie Johnson: Yea, Todd Kiefer: Yea, Ellen McCaskill: Yea, Lachele Rivera: Yea:  
Yea: 6, Nay: 0*

  
Approved

Stephanie Johnson  
Secretary, WCIA Board of Trustees

  
Date