



NOTICE OF THE MEETING: An Executive Session of the Board of Directors of the Walden Community Improvement Association will be held at **5:00 PM** on **Wednesday, June 25, 2025**, at **Walden Lakeview Dining** (downstairs). An open meeting will begin approximately at **6:30 PM**. Zoom Link: https://us06web.zoom.us/webinar/register/WN_x48miJc2SjmiP4FrT4Eyew

AGENDA

1. Call to Order
2. Determination of a Quorum
3. Executive Session: The Board will go into a closed meeting as authorized by the Texas Open Meetings Act, under the following Texas Property Code Section 215.007(e) to consider one or more of the following: (1) receive legal advice or discuss pending litigation; (2) personnel issues related to HOA staff or board members; (3) all financial matters concerning a specific association member; (4) a payment plan for an association member; (5) a foreclosure of a lien; (6) an enforcement action against an association member; (7) the purchase, exchange, lease, or value of real property; (8) negotiation of a contract; (9) matters involving the invasion of privacy; (10) an employee matter; and (11) any other matter the board considers necessary or reasonable to further assist the association's operation.
4. Reconvene into Open Session
5. Invocation
6. Pledge to the American Flag / Honor the Texas Flag
7. Action if any from Executive Session
8. Walden CIA Staff Recognition
9. Approval of the Minutes: May 28, 2025, Regular Meeting
10. Discussion Items
 - a. *Discuss rising concerns by Section Boards within the Walden CIA regarding VRBO/Airbnb short term rentals.*
11. New Business
 - a. Consider and approve a variance to 10.02 Drainage Plan Policy
 - i. *A proposed drainage plan must be submitted as part of the construction drawings for each new home site to be reviewed by the ACC. This plan must ensure that water is directed towards the street or lake. Any issues related to drainage and neighboring lots should be resolved collaboratively by the owner, builder, and neighboring lot owner.*
 - b. Consider and approve speed limit changes to include the following:
 - i. *Entry on Walden Rd to Emerson - 35 mph*
 - ii. *Emerson to Twain Dr. - 30 mph*
 - iii. *All side roads from Walden Rd. - 20 mph*



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- c. Consider and approve Atlas Fence Company bid of \$13,600.00 for removal and replacement of tennis court chain link fence.
 - i. *242 LF x 10' black vinyl coated chain link with 9-gauge fence fabric; 1 5/8" top rail and 2 3/8" x 14' posts-bvc; corner brace and truss; post bracing and concrete anchor plates.*

12. Reports

- a. Committee(s)
- b. Walden Social Network - July 4th Celebration Information
- c. Fitness Center/Racquet Club/Pool
- d. Yacht Club/Breakwater Grille
- e. Maintenance & Operations
- f. Finance
- g. General Manager
- h. Board President

13. Public Comments: (**Note:** Public comments are for WCIA members only and are limited to agenda items. Comments shall not exceed three [3] minutes. If a question cannot be answered, a response will be provided as promptly as possible.)

14. Adjourn

POSTED: WCIA Administration Bldg.: 11715 Walden Rd. / www.waldenonlakeconroe.com

Jim McClellan

WCIA General Manager

Wednesday, June 18, 2025; 12:50 PM

Date

Time