



**BOARD MEETING MINUTES:** An open meeting of the Walden Community Improvement Association Board of Directors was held on Wednesday, November 19, 2025; 6:30 PM at Walden Lakeview Dining.

**BOARD MEETING MINUTES**

<b>Attendance</b>	Present: Mr. Ray Geislehart, Mr. Todd Kiefer, Mrs. Lachelle Rivera, Mr. Brent Thor, Mr. Jim McClellan Absent: Mr. Reynaldo Batista
<b>Call to Order</b>	5:30 PM
<b>Declare a Quorum</b>	
<b>Adjourn to Executive Session</b>	5:30 PM
<b>Reconvene into Regular Session</b>	6:30 PM
<b>Invocation</b>	Mr. McClellan
<b>Pledges</b>	Mr. Kiefer
<b>Approval of Minutes</b>	Approval of Minutes from October 22, 2025 Regular Meeting <ul style="list-style-type: none"><li>Motion: Mr. Thor; Second: Mr. Gieselhart Vote For - 4 Against - 0</li></ul>
<b>Action from Executive Session</b>	Approval 2024 WCIA Financial Audit <ul style="list-style-type: none"><li>Motion: Mr. Thor; Second: Mrs. Rivera Vote For - 4 Against - 0</li></ul>
<b>Reports</b>	Security Report: Montgomery County Sheriff's Office Walden Social Network Follies Representative Fitness Center/Racquet Club Finance General Manager
<b>Discussion Items</b>	Text Messaging/SMS to residents Board review of election results
<b>Action Items</b>	<ol style="list-style-type: none"><li>Approval of \$64,105.49 to WC Tractor for tractor/backhoe <i>Motion: Mrs. Rivera; Second: Mr. Geiselhart; Vote For - 4 Against - 0</i></li><li>Approval of \$35,600.00 to AAA Court Service for resurfacing and repairing tennis courts. <i>Motion: Mrs. Rivera; Second: Mr. Geiselhart; Vote For - 4 Against - 0</i></li><li>Approval of \$5,900 to Classic Sports for purchase and installation of tennis screens. <i>Motion: Mrs. Rivera; Second: Mr. Geiselhart; Vote For - 4 Against - 0</i></li><li>Approval of \$5,397.63 to Montgomery Pool Services for the repair of Fitness Center pool pump and filters. <i>Motion: Mrs. Rivera; Second: Mr. Geiselhart; Vote For - 4 Against - 0</i></li></ol>

5. Approval of \$312,898.00 to Tokio Specialty/Philadelphia Insurance for WCIA liability coverage.  
*Motion: Mrs. Rivera; Second: Mr. Geiselhart; Vote For - 4 Against - 0*
6. Approval of \$22,942.00 to Philadelphia Indemnity for WCIA umbrella coverage.  
*Motion: Mrs. Rivera; Second: Mr. Geiselhart; Vote For - 4 Against - 0*
7. Approval of \$48,164.00 to Philadelphia Indemnity for WCIA vehicle coverage.  
*Motion: Mrs. Rivera; Second: Mr. Thor; Vote For - 4 Against - 0*
8. Approval of \$5,510.00 to BCS Insurance for WCIA cyber security coverage.  
*Motion: Mrs. Rivera; Second: Mr. Thor; Vote For - 4 Against - 0*

**Public Forum**

WCIA sidewalk maintenance issues  
 Deeds restrictions on political sign ordinance  
 Budget place back in Newsletter  
 Fitness Center pool  
 Code of Conduct  
 Pickleball courts  
 Damaged windscreens  
 Deer issues

**Adjourn**

Motion to adjourn made at 7:30 PM  
 Motion: Mrs. Rivera; Second: Mr. Thor Vote For - 4 Against - 0

**Submitted by:** Jim McClellan, WCIA General Manager

**APPROVED:**

  
 Board Secretary

Date 1 - 24 - 2026