



Virtual Board of Directors Meeting

Thursday, October 23, 2025, at 1:30 p.m.

Virtual Microsoft Teams

[Click here to join the meeting](#)

Meeting ID: 262 407 088 719 0 Passcode: 4SS7uv3E

Call In Option (Audio Only)

Number: +1 323-433-2148 Conference ID: 502 800 823#

www.waldenpondhoa.com

Agenda

- Establish Board Quorum
- Call Meeting to Order
- Introduction of the Board of Directors
 - Travis Biber, President
 - Vanessa Clements, Vice President
 - Kade Terry, Secretary
- Introduction of Essex Association Management, L.P. Representatives
 - Dean McSherry, Sr. Association Manager
 - Gabi Ondziel, Assistant Association Manager
 - Holly Belvin, Account Manager
- Approval of July 2025 Board Meeting Minutes
- Financial Review
 - August 2025 Balance Sheet & Income Statement Summary
 - 2026 Budget Approval
- Community Updates
 - Old Business
 - New Business
 - **Security Measures Guidelines** — Review/Adopt; File if approved;
Update ARC & notify owners.
- Adjourn Open Session
- Executive Session
 - Delinquency Review
 - Ratify Fee Waivers
 - Acknowledgement of Fines and/or Self-Helps
 - Compliance Overview
- Adjourn Executive Session

July 2025 BOD Meeting Minutes Approval

Board of Directors Meeting Minutes Walden Pond Homeowners Association, Inc. 07.24.2025

Name	Title	Present
Heather Barber	President	N
Vanessa Clements	Vice President	Y
Kade Terry	Secretary	Y

Present from Essex Association Management, L.P.:

Dean McSherry, Sr. Community Association Manager
Victor Corcoran, Assistant Manager
Holly Belvin, Account Manager
Gabi Ondziel, Administrative Assistant
Essex Support Staff

Meeting Type and Location:

Board of Directors
Virtual Meeting
July 24, 2025 @ 3:30 pm

Meeting called to order at 3:31 pm.

Introductions: Dean McSherry gave introductions to the Board of Directors and Essex Association Representatives.

Approval of April 2025 BOD Meeting Minutes:

Dean called for motion to approve, Vanessa motioned to approve and Kade seconded motion with all in favor, motion so carried.

Financial Review:

Dean reviewed the June 2025 Balance Sheet Report and Income Statement Summary explaining what each line item consists of and any significant variances. With no questions from BOD, Financials approved. Vanessa motioned to approve, and Kade seconded motion with majority in favor motion so carried.

Board & Community Updates:

Victor reviewed and discussed the following Projects:

Completed Q2 Projects

- East entrances monument repairs
- Multiple irrigation repairs throughout common areas
- West entrance landscaping repairs & improvements

- Damaged street sign repairs
- Multiple Bulk trash pick ups
- Power-washed gazebo at Everett Gdns wy
- Q2 Street light inspection

Upcoming projects

- Pet stations & trash can installations
- Minor Screening wall repairs & improvements along Fm548
- Pond maintenance services
- Q3 street light inspection

Community Pool Update:

There are currently no updated delivery timelines. However, the City of Forney approved the pool construction plans in late June. Pool area staking for the construction is scheduled for the last week of July, followed by rough plumbing and concrete foundation work.

Q&A

Q: (Brianna): I originally thought the park area in Walden Pond (the one with Lennar, I think it's West) was supposed to have a playground. Is that no longer happening? Or is it something the community would need to consider as a future project from the reserves?

A: (Dean): Unfortunately, I haven't seen any plans confirming a playground in that area. That doesn't necessarily mean one isn't coming sometimes we receive clear updates from the developers, and other times we don't. As soon as we receive more detailed information, we'll share it.

Right now, there's a lot of ongoing construction, and it wouldn't be ideal to install anything that could get damaged. If the site doesn't include a playground and the community wants to add one, it would be considered a capital improvement project. In that case, funding could potentially come from the reserve fund.

With no other business to discuss Dean called for motion to adjourn the open meeting at 3:44 pm, Vanessa motioned to adjourn, and Dean seconded motion with all in favor motion so carried.

Executive session initiated at 3:45pm

Signature of Secretary or Board President _____ Date _____

Minutes Prepared by: Gabi Ondziel, Essex Association Management, L.P., On behalf of Walden Pond Homeowners Association, Inc.

August 2025 Balance Sheet

Balance Sheet Report Walden Pond Residential HOA

As of August 31, 2025

	<u>Balance Aug 31, 2025</u>	<u>Balance Jul 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - FCB Bank Operating Account	73,785.84	134,108.09	(60,322.25)
1013 - FCB Bank ICS Account	260,145.86	260,100.28	45.58
1030 - American Bank Dallas xxx6845	195,000.00	195,000.00	0.00
1040 - Falcon Internation Bank xxx1316	145,538.74	145,168.86	369.88
Total Assets	674,470.44	734,377.23	(59,906.79)
Receivables			
1400 - Accounts Receivable	91,184.37	63,999.37	27,185.00
Total Receivables	91,184.37	63,999.37	27,185.00
Total Assets	765,654.81	798,376.60	(32,721.79)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	29,258.84	8,549.79	20,709.05
2050 - Prepaid Assessments	14,120.67	14,450.67	(330.00)
Total Liabilities	43,379.51	23,000.46	20,379.05
Total Liabilities	43,379.51	23,000.46	20,379.05
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	351,114.28	351,114.28	0.00
Total Equity	351,114.28	351,114.28	0.00
Total Owners' Equity	351,114.28	351,114.28	0.00
Net Income / (Loss)	371,161.02	424,261.86	(53,100.84)
Total Liabilities and Equity	765,654.81	798,376.60	(32,721.79)

August 2025 Income Statement Summary

Income Statement Summary Walden Pond Residential HOA August 01, 2025 thru August 31, 2025

	Current Period			Year to Date (8 months)			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Income	28,470.02	34,034.70	(5,564.68)	851,207.46	645,069.80	206,137.66	801,206.60
Total Income	28,470.02	34,034.70	(5,564.68)	851,207.46	645,069.80	206,137.66	801,206.60
Total Expenses	0.00	2,960.00	(2,960.00)	0.00	23,681.00	(23,681.00)	35,521.80
Total General & Administrative	10,791.69	5,169.00	5,622.69	68,552.44	39,494.00	29,058.44	62,663.00
Total Insurance	0.00	166.00	(166.00)	11,490.00	1,333.00	10,157.00	20,000.00
Total Utilities	15,682.18	11,916.00	3,766.18	62,899.65	95,333.00	(32,433.35)	143,000.00
Total Infrastructure & Maintenance	38,608.28	6,200.00	32,408.28	80,055.55	59,250.00	20,805.55	104,500.00
Total Landscaping	16,488.71	32,000.00	(15,511.29)	257,048.80	264,000.00	(6,951.20)	400,000.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	35,521.80
Total Expense	81,570.86	58,411.00	23,159.86	480,046.44	483,091.00	(3,044.56)	801,206.60
Net Income / (Loss)	(53,100.84)	(24,376.30)	(28,724.54)	371,161.02	161,978.80	209,182.22	0.00

Review & Approve 2026 Proposed Budget

Budget Summary Report Walden Pond Residential HOA 2026 Proposed Budget

	2026 Budget
Income	
4100 - Assessments	747,732.16
4200 - Late/NSF Fee	7,650.00
4250 - Collection Fee Charge	6,400.00
4301 - Leasing Registration Fee	15,000.00
4302 - Leasing Compliance Violation	2,000.00
4410 - Demand Letter Income	0.00
4500 - Interest Income	396.00
4801 - CAP Fees	240,000.00
Total Income	1,019,178.16
Total Walden Pond Residential Income	1,019,178.16
Expenses	
8000 - Contingency Fund	23,998.96
Total Expenses	23,998.96
General & Administrative	
5100 - Administrative Expenses	1,495.00
5101 - Postage	13,200.00
5104 - Printing and Reproduction	2,400.00
5105 - Website Expense	600.00
5106 - Homeowner Functions	10,000.00
5107 - Leasing Administrative Expense	6,000.00
5109 - Licenses, Permits, & Fees	150.00
5110 - Professional Management	58,323.20
5120 - Collection Fees Billed Back	6,400.00
5121 - Property Inspections	4,800.00
5125 - New Build Inspections	12,000.00
5170 - Bank Fees	240.00
5176 - Legal Fees	2,000.00
5181 - Tax Preparation	500.00
Total General & Administrative	118,108.20
Insurance	
5310 - General Liability/Property	9,775.00
5311 - Directors and Officers	2,472.00
Total Insurance	12,247.00
Utilities	
6010 - Electric	3,000.00
6020 - Water/Sewer	140,000.00
Total Utilities	143,000.00

Infrastructure & Maintenance	
6100 - Oversight Reimbursable Charges	5,000.00
6260 - Electrical Repairs & Maintenance	2,400.00
6264 - Holiday Decoration	15,000.00
6266 - Monument & Signs	5,000.00
6280 - Wall Repairs	10,000.00
6290 - Common Area Maintenance Cleaning	15,000.00
6291 - Grounds Porter	20,000.00
6292 - General Maintenance & Improvements	15,000.00
6505 - Lake Pond Maintenance	9,600.00
6510 - Fountain Maintenance	0.00
Total Infrastructure & Maintenance	97,000.00
Pool	
6300 - Pool Miscellaneous Startup Expenses	0.00
6310 - Pool Gate/Accesss System/Pool Keys	1,500.00
6320 - Pool Service Monthly Contract	22,980.00
6330 - Pool Supplies & Gen Maint (Non Contract)	1,750.00
6340 - Pool Equipment & Repairs	1,000.00
6345 - Pool Porter Services	5,260.00
6350 - Pool Furniture & Fixtures	30,000.00
6360 - Pool Monitoring Services	48,000.00
6361 - Pool Emergency Phone	900.00
6370 - Pool Cabana Repairs/Maintenance	1,500.00
Total Pool	112,890.00
Landscaping	
6400 - Landscaping (Contract Services)	418,044.00
6402 - Landscape Maintenance & Improvements	30,000.00
6403 - Lot Maintenance (Incls Self Help)	100.00
6500 - Irrigation	36,000.00
Total Landscaping	484,144.00
Reserves	
6001 - Reserve Contributions	27,790.00
Total Reserves	27,790.00
Total Walden Pond Residential Expense	1,019,178.16
Receivables	
1400 - Accounts Receivable	0.00
Total Receivables	0.00
Total Walden Pond Residential Assets	0.00
Total Association Net Income / (Loss)	0.00

Community Updates

Q3 Community Projects & Updates

- Resignation of Heather Barber and appointment of Travis Biber
- Night Drive and light Inspection
 - Work orders issued to Farmers Electric
 - Identified 4+ areas of opportunity for Cluster Mailbox solar lights
- Added pond maintenance company
- Pet stations scheduled for November install
- Multiple erosion and street cleaning projects completed
- Monument Repairs in July
- Additional Trash cans(3) scheduled for November install
- Policy Updates – 1 State Mandated, 3 Options

Community Pool Update: Per Construction Manager

- Construction has started and new target date is March 2026

Security Measures Policy Update

STATE OF TEXAS

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COUNTY OF [REDACTED] §

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[REDACTED] HOMEOWNER'S ASSOCIATION, INC.

GUIDELINES FOR SECURITY MEASURES

- (1) These Guidelines for Security Measures ("Guidelines") are promulgated pursuant to Section 202.023 of the Texas Property Code and outline the restrictions applicable to the construction or installation of security measures by owners, including but not limited to a security camera, motion detector, or perimeter fence, if the owner qualifies for a perimeter fence under Sections 202.023(d) or 202.023(e) of the Texas Property Code.
- (2) Owners may install or build security measures on their lot for the purpose of deterring criminal acts or to increase personal security while adhering to and promoting the design, harmony, and aesthetics of the subdivision. [REDACTED] Homeowner's Association, Inc. ("Association") shall have the sole and absolute discretion in determining whether an item or improvement is a reasonable security measure subject to the allowances provided by these Guidelines.
- (3) Cameras/Motion Detectors. Owners may place cameras and motion detectors on their lot for security measures, not on the lot of any other owner, and not on any Association property. Cameras shall be used for the primary purpose of capturing images of the lot on which the camera is installed and shall not unreasonably interfere with the use and enjoyment of any neighbor's lot or Association property. Camera use will be limited to situations that do not violate the reasonable expectation of privacy as defined by law.
- (4) Perimeter Fencing.
 1. An Owner is prohibited from placing fencing that obstructs:
 - a. A licensed area, as defined by a written license agreement or plat;
 - b. A sidewalk in the public right-of-way or otherwise installed for public or community use; or
 - c. A drainage easement or drainage area.
 2. Driveway gates must be set back at least ten (10) feet from the right-of-way if the driveway intersects with a laned roadway, as defined by Section 541.302 of the Texas Transportation Code.
 3. Fencing must not extend past the front-most building line of the dwelling.
 - a. Fencing installed prior to September 1, 2025, which otherwise violates this Policy, may remain in place.
 - b. Fencing that is installed in front of the front-most building line of the dwelling or residence by Owners whose residential address is exempt from public disclosure under state or federal law, or who provide the Association documentation from a law enforcement agency of the Owner's need for enhanced security measures, may remain in place so long as the Owner

complies with Section 5 and 6 of these Guidelines. An Owner is required to provide documentation to the Association's architectural control authority that proves he/she is entitled to an exemption under this Section. However, such fencing must be removed on or prior to the transfer of title of the property, or if the Owner no longer qualifies for the public disclosure exemption pursuant to Section 202.023(e) of the Texas Property Code. Owners are required to pay for the expense of removing the fencing described in this Subsection (b).

4. Owners, who otherwise do not meet the aforementioned criteria, are subject to enforcement actions for the continued existence of non-conforming fencing.

- (5) Perimeter Fencing Guidelines for Owners Exempt from Public Disclosure Pursuant to Section 202.023(e) of the Texas Property Code. Plans and specifications, including an application for the installation of a perimeter fence, will not be reviewed or approved by the Association's architectural review authority *unless* accompanied by: (i) the drawing showing materials, dimensions and location submitted in order to obtain a permit; and (ii) a permit issued by the City or other applicable municipal authority allowing the installation. Perimeter fencing is permitted by the Association as a security measure and must be ground-mounted on the boundary line of the owner's lot and installed in a contiguous manner around the entirety of the lot boundaries. No gaps in perimeter fencing are permitted, *i.e.*, the perimeter fencing must fully enclose the lot. Perimeter fencing shall not exceed six feet (6') in height or be lower than four feet (4') in height. Perimeter fencing must (a) be constructed of wrought iron, (b), be black in color, (c) have pickets of 5/8" with no less than a 5" gap between the pickets, and (d) have a flat runner at the top and bottom with no spirals or finials. A gate in a perimeter fence is for all purposes considered part of the fence. Any gate shall open towards the interior of the lot. The Association may prohibit fencing other than perimeter fencing. All fencing including perimeter fencing must receive prior written approval from the architectural review authority. Perimeter fencing shall not consist of any barbed wire, razor wire, wire mesh, chain link, vinyl, or privacy fencing, including board-on-board or solid fencing. Electrically charged fencing is prohibited. The construction requirements for the original or existing fencing (located in or enclosing the backyard areas) are not replaced or superseded by these Guidelines.
- (6) Plans and Specifications. Prior to installation of any security measure, the owner must submit plans and specifications including dimensions, colors, materials, and proposed location on the owner's lot, scaled in relation to all boundary lines and other improvements on the lot. Plans must be submitted to the architectural review authority, and the owner must receive prior written approval prior to installation of any security measures. All proposed installations must be of a type, including materials, color, design, and location, approved by the architectural review authority. The architectural review authority may require the use of, or prohibit, specific materials, colors, and designs and may require a specific location(s) for the security measure. An owner who builds or installs a security measure must ensure that compliance with all laws, ordinances, and codes. An approval of an application for a security measure by the architectural review authority is not a guaranty or representation of compliance with any laws, ordinances, codes or drainage requirements, and the owner assumes all risks, expenses and liabilities associated with safety measures built or installed,

Security Measures Policy Update

including, but not limited to, the city or county requiring the removal of perimeter fencing for any reason.

- (7) AN APPROVAL OF AN APPLICATION FOR A SECURITY MEASURE BY THE ARCHITECTURAL REVIEW AUTHORITY SHALL IN NO WAY BE CONSIDERED OR CONSTRUED THAT THE ASSOCIATION OR ITS ARCHITECTURAL REVIEW AUTHORITY ARE INSURERS OR GUARANTORS OF SECURITY OR SAFETY OF PERSONS, PROPERTY OR POTENTIAL CRIMINAL ACTIVITY. FURTHER, NEITHER THE ASSOCIATION NOR ITS ARCHITECTURAL REVIEW BODY SHALL BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE OR INEFFECTIVENESS OF THE OWNER'S SECURITY MEASURE(S).
- (8) Any security measure built or installed must be properly maintained, kept in good repair, and not permitted to go into a state of disrepair or become an eyesore, as determined in the sole and absolute discretion of the Board of Directors.

IT IS RESOLVED these Guidelines were duly introduced, seconded, and were thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board of Directors present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. These Guidelines shall be filed of record in the Official Public Records of [REDACTED] County, Texas.

Date: _____, 20____.

[REDACTED]
HOMEOWNER'S ASSOCIATION, INC.,
a Texas non-profit corporation

By:
Its:



Office Information

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Adjourn Open Session/Move into Executive Session

