Walden Property Owners' Association
Board of Directors Meeting Agenda
October 7, 2026
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting - 6:00PM

The meeting commenced: 6:00pm
Members' Present: Bill, Matt D., Brian
Approval of the agenda – Motion to Approve – Bill, Second – Matt D., Approved

Resident remarks on topics not on the agenda
- Status Letter Request Fee increase from $100 to $250 (range is $150 - $400)
- Transfer Fee increases from $150 to $300 (range is $200 - $350)

1) ACC Report – Matt D. (Committee Members – Matt D., Bill, Keleigh D.) –
   - Landscape - Pinehurst

2) CCC: Matt Dunston, Brian – Committee Members

3) Welcoming: Matt Cunningham - Chair
   - Marti Zehr-Breedlove – Resident Volunteer
   - Linda Conway – Resident Volunteer
   - New owners in – August – 2, September - 1

4) Social Committee: Mark Rising - Chair
   i. Music at the Pond
   ii. Movie at the Pond – Bill Dunston – Chair
   Randy & Keleigh Dunston – Resident Volunteers
   iii. Santa Claus – closed for the season

5) Ponds & Trails
   i. Beautification, Trails & Ponds: Bill Dunston Chair - Matt C. - Chair
   ii. Pond & Trails
   iii. Colorado Pond & Lake – Week of May 18, June 1 & 15, July 13 & 27, August 10 & 24, September 14 & 25, October 12
   iv. Signs – "Stay off Ponds" – Bill – Put out by December 1, 2026
   v. Repairs – Spring/Summer Remove cattails – Victor
   vi. Maintenance/Plowing – Raymond – Plowing - Randy Dunston – Trails

vii. Dog Stations – Kevin Simbeck – ($150/month Winter - $300/month Summer)
viii. Pickel Ball Courts
ix. Entrance Monuments – Matt Cunningham – Chair – Timber Meadow – High View & Walker – Woodhaven & Walker – Round About – Walker Road

6) Forest Management: Bill Dunston – Chair

7) Communications, Directory, and Website:
   a. Website/Email
   b. Add plat map to website

8) Review/approve prior board meeting minutes. – Motion to Approve – Brian, Second – Bill, Approved
   a. Treasure's Report – One outstanding Annual Dues Assessment – same resident 2023, 2024, 2025 – 1 Late notice went out for 2026 Annual Dues
   b. Current Financial Report
   c. Review/approve payment of bills if any – Motion to Approve – Matt D,. Second – Bill, Approved

9) Accounting/Budget – The Accounting Office, Inc.
   a. Report
   b. Budget Review
   c. Balance sheet
   d. Income statement
   e. Reserve Account
   f. Tax preparation
   g. Insurance Policies

10) Future Meeting Schedule:
   a. Regular board meetings (Second Wednesday @ 6pm) – December 9, 2025
   b. Annual Board/Budget Meeting – January 18, 2027 @ 6-8pm - tentative

11) Adjournment – Motion –Matt D., Second – Bill, Approved – 6:43pm