

Walden Property Owners' Association
Board of Directors Meeting Agenda
August 12, 2026
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting - 6:00PM

The meeting commenced: 6:05pm

Members Present: Bill, Matt D., Brian

Approval of the agenda – Motion to Approve – Brian, Second – Matt D.,
Approved

Resident remarks on topics not on the agenda

- 1) ACC Report – Matt D. (Committee Members – Matt D., Bill, Keleigh D.) – **APPROVAL
NEEDED FOR ALL EXTERIOR LIGHTING – NO JELLYFISH LIGHTING HAS BEEN
OR EVER WILL BE APPROVED**

- Landscape – Pond View Place – Approved?
- Roofing – Cabin Hill Lane
- Landscape – Pinehurst
- Fence – Pond View Place

- 2) CCC: Matt Dunston, Brian – Committee Members

- 3) Welcoming: Matt Cunningham - Chair

- Marti Zehr-Breedlove – Resident Volunteer
- Linda Conway – Resident Volunteer
- New owners in - **July – 0**

- 4) Social Committee: Mark Rising - Chair

- i. Music at the Pond – **South Pond - Saturday, August 15, 2026 @ 11am-3pm - Budget**

- M. Fellers – Greeter – 12pm -1pm
- K. Gregory – Greeter
- R. Gregory – Greeter
- J. Sorenson – Greeter – 12pm – 1pm
- H. Tang – Set up/Greeter – 11am - 12pm
- D. Baldrige – Set up/Greeter – 11am – 12pm
- J. Hackworth – Set up – 9:30am
- D. Conway – Cook – 11am – 12pm
- B. Breedlove – Cook
- C. Sorenson – Cook – 12pm – 1pm
- R. Fellers – Cook – 11am – 12pm

- 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

v. Repairs – Spring/Summer Remove cattails – Victor

vi. Maintenance/Plowing – Raymond – Plowing - Randy Dunston – Trails

vii. Dog Stations – Kevin Simbeck – [Replace and add more stations – 2027](#)
([\\$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 – Matt, D., Seconded – Bill, Approved

a. Treasure’s Report – Two outstanding Annual Dues Assessment – same two residents 2023, 2024, 2025 – [2 Late notices went out for 2026 Annual Dues](#)

b. Current Financial Report

c. Review/approve payment of bills if any – Motion to Approve – Matt D., Seconded – Brian, Approved

9) Accounting/Budget – The Accounting Office, Inc.

a. Report – quarterly financials – quarterly bank statements

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) – September 9, 2025

b. Annual Board/Budget Meeting – February 2027

11) Adjournment – Motion –Matt D., Seconded – Brian, Approved – 7:15pm