

Walden Property Owners' Association
Board of Directors Meeting Agenda

January 12, 2026
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting - 6:00PM

The meeting commenced: 6:03pm

Members Present: Bill, Matt D., Matt C.

Approval of the agenda – Motion to Approve – Matt C., Second – Bill, Approved

- 1) Resident remarks on topics not on the agenda
- 2) ACC Report – Matt (Current Committee Members – Matt D., Bill, Mark)
 - a. **Five homes under construction in Filing 5**
- 3) Committee Reports if any
 - a. Beautification, Trails & Ponds: Bill - Chair
 - i. Pond & Trails - HH Volunteer Committee – Mitch Dawson – Paul Ceciliani
 - ii. Colorado Pond & Lake - fountains removed for season
 - iii. Signs – “Stay off Ponds” - Bill
 - iv. Repairs – Spring/Summer Remove cattails – Victor
 - v. Maintenance/Plowing – Raymond – Plowing - Randy Dunston – Trails – **12/3/2025 & 1/10/2025**
 - vi. Dog Stations – Kevin Simbeck – checking for single use bags/keys - **\$150/month**
 - vii. Pickle Ball Courts - Resurfaced
 - viii. Entrance Monuments – Holiday Decorations – Kevin Simbeck – **12/7/2025** D. Wessling (volunteer) - **Remove**
 - b. Communications, Directory, and Website:
 - i. Website/Email – Dawn Tahaney
 - ii. Add plat map to website
 - c. CCC: Matt Dunston, Brian
 - d. Forest Management: Bill Dunston – Chair
 - e. Welcoming: Matt Cunningham (Chairperson) – Marti Zehr-Breedlove
 - i. New owners in December - 2
 - ii. Additional mugs delivered to Marti?

- f. Social Committee: Mark Rising, Chair
 - i. Music at the Pond – South Pond - Saturday, August 15, 2026 @ 11am-3pm - Budget - \$8000
 - ii. Movie at the Pond – closed for the season
 - iii. Santa Claus – closed for the season
- 4) Review/approve prior board meeting minutes. – Motion to Approve – Bill, Seconded – Matt C., Approved
 - a. Treasure's Report – Two outstanding Annual Dues Assessment – same two residents 2023, 2024, 2025
 - b. Current Financial Report
 - c. Review/approve payment of bills if any – Motion to Approve – Bill, Seconded – Matt C., = Approved
- 5) Accounting/Budget – 180 Accounting – Shannon Vega
 - a. Report/QB – Q4 2025 - reconciled
 - b. Budget Review
 - c. Balance sheet
 - d. Income statement
 - e. Reserve Account
 - f. Tax preparation
 - g. Insurance Policies
- 6) Future Meeting Schedule:
 - a. Regular board meetings (Second Monday @ 6pm) – February 9, 2025
 - b. Annual Board/Budget Meeting – The Woodmoor Barn 1691 Woodmoor Drive, Monument, CO 80132 – Tuesday, February 10, @ 6-8pm
- 7) Adjournment 7:00pm – Motion – Matt D., - Seconded – Brian - Approved