

Walden Property Owners' Association  
Board of Directors Meeting Agenda  
March 10, 2025  
1310 Embassy Court  
Monument, Colorado 80132  
Commence Meeting - 6:00PM

The meeting commenced: 6:15pm

Members' Present: Matt C., Brian, Bill, Matt D., Dawn

Approval of the agenda – Motion to Approve – Matt C. - Seconded – Matt D. -  
Approved

- 1) Resident remarks, if any, on topics not on the agenda
  - a. Lamp post and lights – South Pond – Matt D. – Leon (Spring)
  - b. Trash Service – Same day pickup for entire community/discounted rate - Dawn
- 2) ACC Report – Matt (Current Committee Members – Matt D., Bill, Mark)
  - a. New construction submission – Matt D.
  - b. Landscape – Matt D.
  - c. Remodel/Addition – Matt D.
  - d. Landscape – Matt D.
- 3) Committee Reports if any
  - a. Beautification, Trails & Ponds: Bill - Chair
    - i. Pond & Trails - HH Volunteer Committee – Mitch Dawson – Paul Ceciliani – Horses on trails after snow/melt off
    - ii. Fountains were removed for repair and reinstallation (North Pond) In Progress – Colorado Pond & Lake will remove all fountains for the season
    - iii. Repairs – Spring/Summer Remove cattails – Victor – Seed lower pond
    - iv. Upgrades
    - v. Maintenance/Plowing – Raymond – Plowing
    - vi. Signs to be made “stay off ponds – thin ice” - Bill found signs and will have updated signs made and replaced “trails” signs – “Music at the Pond” signs, were these picked up after MatP - Matt D.
    - vii. Dog Stations – Keys – David Mayhall
    - viii. Pickle Ball Courts – Spring - clean and repaint lines – resurface – Brian Wright - contractors
    - ix. Entrance Monuments – D. Wessling (volunteer)
  - b. Communications, Directory, and Website:

- i. Website/Email – Dawn Tahaney
    - ii. Add Committees – Volunteer Opportunities – Music at the Pond, Entrance Monument Clean Up, Mulch Beds
  - c. CCC: Matt Dunston, Brian
  - d. Forest Management: Bill Dunston – Chair
    - i. Clayton Vitek – CU – Denver – not relevant to Walden
  - e. Welcoming: Matt Cunningham (Chairperson) – Nancy Barris – Cookies – Marti Zehr-Breedlove - Matt has begun to meet and greet with new property owners – began deliveries in July/August – Added one new owner to the list in December. Any new owner/s who does/do not receive their mug/s in person can pick up at the annual membership/budget meeting in February 2026.
  - f. Social Committee: Mark Rising, Chair
    - i. Annual Picnic
    - ii. Date – Saturday, August 16, 2025
    - iii. Time – 11am-3pm
    - iv. Location – South Pond
    - v. Budget - \$8000
    - vi. Committee
    - vii. Site Services – Bruno’s Party Time (Dawn – call Ashtonz to determine tent size for band) – Ashtonz (Band - \$800) – Daniel Rodriguez (Magician - \$950) – Metamorphases (Face Painting - \$1,000) – Bounce House – Grill (Matt C. – provide contact information at USAFA
- 4) Review/approve prior board meeting minutes. – Motion to Approve – Matt D. – Seconded – Matt C. - Approved
  - a. Treasure’s Report – Three outstanding Annual Dues Assessment – same three residents 2023 & 2024
  - b. Current Financial Report
  - c. Review/approve payment of bills if any – Motion to Approve – Brian – Seconded – Matt D. - Approved
- 5) Accounting/Budget
  - a. Report

- b. Budget Review
- c. Balance sheet
- d. Income statement
- e. Reserves
- f. Tax preparation – File – Sign and submit tax documents – State & Federal -  
Dawn
- g. 180 Accounting
- h. Insurance Policies
- i. QB – reconciled Q4

6) Future Meeting Schedule:

- a. Regular board meetings (Second Monday @ 6pm) – April 14, 2025

7) Any other business

8) Adjournment – 7:05pm Motion – Matt C. - Seconded – Bill - Approved