

Walden Property Owners' Association
Board of Directors Meeting Agenda
May 12, 2025
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting - 6:00PM

The meeting commenced: 6:05pm

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

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

- 1) Resident remarks, if any, on topics not on the agenda
 - a. Trash Service – Same day pickup for entire community/discounted rate - Dawn
- 2) ACC Report – Matt (Current Committee Members – Matt D., Bill, Mark)
 - a. Exterior paint
 - b. Two new builds
- 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 – Bridge/Flooding at Highview Trail Head – bridge improvement scheduled.
 - b. Fountains were removed for repair and reinstallation (North Pond) In Progress – Colorado Pond & Lake will remove all fountains for the season - Lamp post and lights – South Pond – Matt D. – Leon – Work completed
 - i. Repairs – Spring/Summer Remove cattails – Victor
 - ii. Upgrades
 - iii. Maintenance/Plowing – Raymond – Plowing
 - iv. Signs
 - v. Dog Stations – Keys – David Mayhall
 - vi. Pickel Ball Courts – Spring - clean and repaint lines – resurface – Brian Wright – Contractors scheduled to visit courts for estimates
 - vii. Entrance Monuments – D. Wessling (volunteer) – stain wood and clean up (Victor)
 - c. Communications, Directory, and Website:
 - i. Website/Email – Dawn Tahaney

- ii. Add Committees – Volunteer Opportunities – Music at the Pond, Entrance Monument Clean Up, Mulch Beds
- iii. Post 2025 Directory

d. CCC: Matt Dunston, Brian

- i. Trailer parked outside

e. Forest Management: Bill Dunston – Chair

f. Welcoming: Matt Cunningham (Chairperson) – Marti Zehr-Breedlove - Matt has begun to meet and greet with new property owners – began deliveries in July/August – 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.

g. Social Committee: Mark Rising, Chair

Music at the Pond

i. Date – Saturday, August 16, 2025

ii. Time – 11am-3pm

iii. Location – South Pond

iv. Budget - \$8000

v. Committee

vi. Site Services – Bruno’s Party Time (\$3,303.49) – Ashtonz (Band - \$835) – Daniel Rodriguez (Magician - \$950) – Metamorphases (Face Painting - \$1,000) – Bounce House (\$1,004.99) – Grill \$100 – Port-A-Potties (\$280.23)

Movie at the Pond

5/3 – Holes

6/14 – TBD

7/19 – TBD

8/2 – TBD

9/13 – TBD

10/11- TBD

- 4) Review/approve prior board meeting minutes. – Motion to Approve – Matt D. – Seconded –Brain - Approved

- a. Treasure's Report – Three outstanding Annual Dues Assessment – same three residents 2023 & 2024 – Five outstanding 2025
- b. Current Financial Report
- c. Review/approve payment of bills if any – Motion to Approve – Matt D. – Seconded – Brain - Approved

5) Accounting/Budget

- a. Report
- b. Budget Review
- c. Balance sheet
- d. Income statement
- e. Reserve Account
- f. Tax preparation
- g. 180 Accounting
- h. Insurance Policies - Renewals
- i. QB – reconciled Q1

6) Future Meeting Schedule:

- a. Regular board meetings (Second Monday @ 6pm) – June 9, 2025

7) Any other business

8) Adjournment 7:00pm – Motion – Matt D. - Seconded – Bill - Approved