

The Walden Property Owners Association Annual Meeting was held at The Hideaway on February 10, 2013. The Board of Directors want to thank Jason Douglas for his gracious support for this community event. A social hour hosted by the Association began at 6:00 PM. The meeting began at 7:00 PM. Seventy members in good standing were accounted for either in attendance or through proxy. All requirements for a quorum were more than satisfied.

The meeting began with a review of 2012 financials and of the proposed budget for 2013 by Jon Levison. The 2013 Budget was approved as submitted by unanimous vote.

The board discussed its comprehensive use of the Walden POA Website (www.waldenpoa.org) to post POA Documents, Financials, Meeting Minutes, Announcements, etc. The Board wants to provide open communications and full transparency to the community through use of the website. In addition, a request was made to all POA members to provide a current e-mail to our Managing Agent Lisa Lyons (waldenpoa@gmail.com) to permit electronic communications, saving mailing costs and providing a means for more immediate communications. The Board reiterated that all information would be treated confidentially and that e-mail addresses would only be used for official POA communications.

An Architectural Control Committee report was presented by Jon Levison. The Walden POA Architectural Control Committee (ACC) is actively managing both New Construction and Project Improvement Requests. The posting and use of approval forms on the POA website has worked well over this past year. During 2012, ten New Home Construction plans were approved for the Preserve, one New Home Construction plan for the Preserve was disapproved, and 17 Project Improvement requests across the POA were submitted and approved. The Design Guidelines were approved and posted by the ACC on 26 April 2012 and provide prospective builders and lot owners a clear definition of acceptable standards for any proposed construction. The ACC meets regularly and is working well in maintaining the desired overall quality and aesthetic value of our community.

A Covenant Control Committee report was presented by Bill Colli. Bill discussed the use of neighborhood volunteers as members of the committee. He reviewed common violations and actions taken to correct these violations. The committee is focused on working with our neighbors to reasonably enforce the intent of the covenants.

A Grounds Maintenance Committee update was presented by Jon Levison since the Chairman, Phil Mehl was unable to attend the meeting. Improvements such as new sprinkler heads around the large pond for better coverage and timers to shut the lights around the ponds off at midnight to save electric costs were covered. The committee for the first time requested competitive bids for 2013 grounds maintenance. The current

incumbent, RML was selected to continue in 2013. Questions were fielded and answered.

Jon Levison presented a review of actions taken by the Board to approve Walden Preserve Filing No 2 Covenants and the El Paso County mandated Private Detention Basin / Stormwater Quality Best Management Practice Maintenance Agreement and Easement Detention Water Basin Agreement. The documents were approved by the Board of Directors after a comprehensive legal review. Both documents are posted on the POA website.

The election of new Board Members followed. Bill Colli and Bernie Gavin presented a short background of themselves and of their reason for running for the Board. A secret ballot was handed out and both Bill and Bernie were elected to three-year terms by unanimous vote.

Open discussion followed. All questions previously submitted in writing as well as all questions from the floor were answered.

A Conceptual Diagram of Filing No 3 was made available to the community by Matt Dunston. The generous addition of trails and paths, foliage, and the clustering of the homes to maximize "open space" was presented by Matt. Although the actual Filing will not be submitted for some time in the future, a request was made from the floor for the Board to hold a Special Meeting with the community prior to formal approval of the Filing when the plans are formally submitted for approval.

The meeting adjourned at 9:30 PM.