

Walden Property Owners' Association
Board of Directors Meeting Agenda
December 7, 2025
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting - 6:00PM

The meeting commenced: 6:04PM

Members Present: Brian, Bill, Matt D.

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

- 1) Resident remarks on topics not on the agenda
- 2) ACC Report – Matt (Current Committee Members – Matt D., Bill, Mark)
- 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
 - vi. Dog Stations – Kevin Simbeck – checking for single use bags/keys
 - vii. Pickle Ball Courts
 - viii. Entrance Monuments – Holiday Decorations – Kevin Simbeck – 12/7/2025 D. Wessling (volunteer)
 - ix. Plowing of Trails – Randy Dunston
 - 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. Two new owners in November
 - 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 Clause – closed for the season

4) Review/approve prior board meeting minutes. – Motion to Approve – Brian, Seconded – Bill, Approved

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

5) Accounting/Budget – 180 Accounting – Shannon Vega

- a. Report/QB
- b. Budget Review – Zoom Call w/Shannon Vega 12/3/2025
- c. Balance sheet – 12/3/2025
- d. Income statement – 12/3/2025
- e. Reserve Account – increase to \$20,000
- f. Tax preparation
- g. Insurance Policies

6) Future Meeting Schedule:

- a. Regular board meetings (Second Monday @ 6pm) – January 12, 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 – Brian - Seconded – Bill - Approved