

Walden Property Owners' Association
Board of Directors Meeting Agenda
June 10, 2026
1230 Scarsbrook Court
Monument, Colorado 80132
Commence Meeting - 6:00PM

The meeting commenced: 6:00pm

Members Present: Brian, Matt D.

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

- 1) Resident remarks on topics not on the agenda
 - a. Neighborhood Garage Sale – June 12 & 13
 - b. Donation Truck – June 14 – no volunteers
- 2) ACC Report – Matt D. (Committee Members – Matt D., Bill, Keleigh D.)
 - a. Greenhouse – Needles
 - b. Greenhouse – Sawmill
 - c. Hot tub – Bakers Farm Road
- 3) Committee Reports if any
 - i. Beautification, Trails & Ponds: Bill Dunston Chair - Matt C. - Chair
 - ii. Pond & Trails – May 29 – Matt Cunningham
 - Scott Gibson – Resident Volunteer
 - Tom Tijera - Resident Volunteer
 - Linda & Dieter Famula - Resident Volunteer
 - Russ & Milissa Fellers - Resident Volunteer
 - Art & Jeannette Bennett - Resident Volunteer
 - Highview Trail Head – Kevin Simbeck
 - iii. Colorado Pond & Lake – Week of May 18, June 1 & 15, July 13 & 27, August 10 & 24, September 14 & 25, October 12
 - iv. Signs – “Stay off Ponds” - Bill
 - v. Repairs – Spring/Summer Remove cattails – Victor
 - vi. Maintenance/Plowing – Raymond – Plowing - Randy Dunston – Trails
 - vii. Dog Stations – Kevin Simbeck
 - viii. Pickel Ball Courts

- ix. Entrance Monuments – Matt Cunningham – Chair – Timber Meadow – High View & Walker – Woodhaven & Walker – Round About – Walker Road – First Volunteer Meeting scheduled – May 29
 Art Bennett – Resident Volunteer
 Date in mind and I can send out an email to volunteers
 - b. Communications, Directory, and Website:
 - i. Website/Email
 - ii. Add plat map to website
 - c. CCC: Matt Dunston, Brian – Committee Members
 - i. Trash – Cabin Hill
 - ii. Dog nuisance – Bakers Farm Road
 - d. Forest Management: Bill Dunston – Chair
 - e. Welcoming: Matt Cunningham Chair
 - Marti Zehr-Breedlove – Resident Volunteer
 - Linda Conway – Resident Volunteer
 - i. New owners in May - 3
 - f. Social Committee: Mark Rising - Chair
 - i. Music at the Pond – South Pond - Saturday, August 15, 2026 @ 11am-3pm - Budget - \$8000 – All vendors scheduled as of May 13, 2026
 - Milissa Fellers – Greeter
 - Kathy Gregory – Greeter
 - Robert Gregory – Greeter
 - David Conway – Cook
 - Brian Breedlove – Cook
 - Chris Sorenson – Cook
 - Russ Fellers – Cook
 - ii. Neighborhood Garage Sale – Friday & Saturday, June 12 & 13, 8am – 3pm – \$2 fee to receive sign for participation – Goodwill Donation – June 14 @ 10am-2pm
 - iii. Movie at the Pond – Bill Dunston – Chair
 Randy & Keleigh Dunston – Resident Volunteers
 - iv. Santa Claus – closed for the season
- 4) Review/approve prior board meeting minutes. – Motion to Approve – Matt D.,
 Seconded – Brian, Approved
- a. Treasure's Report – Two outstanding Annual Dues Assessment – same two residents 2023, 2024, 2025 – 9 Late notices went out for 2026 Annual Dues

- b. Current Financial Report
- c. Review/approve payment of bills if any – Motion to Approve – Brian, Seconded – Matt D, Approved

5) Accounting/Budget – 180 Accounting – Chris Morris – [Reviewed Accounting 5/13/2026](#)

- a. Report
- 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 Wednesday @ 6pm) – July 8, 2025
- b. Annual Board/Budget Meeting – February 2027

7) Adjournment 7:00pm – Motion – Brian, Seconded – Matt D., Approved