

Walden Property Owners' Association  
Board of Directors Meeting Agenda  
Monday, July 8, 2024  
1310 Embassy Court  
Monument, Colorado 80132  
Commence Meeting @ 6:00PM

The meeting commenced: 6:10pm

Members Present: Matt Dunston, Brian Wright, Bill D., Dawn Tahaney

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

- 1) Resident remarks, if any, 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. Fountains were removed for repair and reinstallation (North Pond).
    - iii. Repairs – Colorado Pond & Lake – Six treatments – killed algae. Remove cattails – Victor – Seed lower pond
    - iv. Upgrades
    - v. Maintenance/Plowing – Victor – mowing/mulch/beds - Aaron
    - vi. Locate “stay off ponds – thin ice” “trails” signs – “Music at the Pond” signs (order additional signs for next year) – Brian Wright – Drew Stevenson - Signs
    - vii. Dog Stations – Keys – David Mayhall (says keys don't match boxes for dog bags – will meet with this week to trouble shoot – bags don't fit)
    - viii. Pickel Ball Courts – clean and repaint lines – resurface
    - ix. Entrance Monuments
  - b. Communications, Directory, and Website:
    - i. Website/Email – Dawn Tahaney
    - ii. Add Committees – Volunteer Opportunities
    - iii. Holiday Decorations – Volunteers
  - c. CCC: Matt Dunston, Brian Wright

- d. Forest Management: Bill Dunston – Chair
  - e. Welcoming: Matt Cunningham (Chairperson) – Nancy Barris – Cookies - Mugs – Order new mugs – Order placed 3/20/2024 – Order confirmed 4/3/2024 – Order will ship 6/7 – 6/21/2024 – Mugs shipped 6/10/2024 – Mugs Arrived! – Welcome committee to visit new homeowners = 2 mugs & cookies – List to Matt C.
  - f. Social Committee: Mark Rising, Chair
    - i. Annual Picnic
    - ii. Date – Saturday, August 17, 2023
    - iii. Time – 11am-3pm
    - iv. Location – South Pond
    - v. Budget - \$8,000
    - vi. Committee – Bounce House - Port-A-Jons – Trash Cans (Matt Dunston) – Bruno’s Party Time Rentals, Inc. – Scheduled/Paid – Charlie Searle /Richard Massey – Scheduled/Paid – Daniel Rodriquez (magician, balloon animals) – Scheduled/Paid – Liz Reza – Metamorphaces (Face Painting) – Scheduled – USAFA Grill Rental - Needs – Resident Volunteers – Milissa Fellers
    - vii. August 2<sup>nd</sup> Notice to go out in Walden Corporation water bill/email/well members
- 4) Review/approve prior board meeting minutes. – Motion to Approve –Brian – Second – Matt D. - Approved
- a. Treasure’s Report – Motion to Approve – Bill – Seconded – Matt D. - Approved
  - b. Current Financial Report
  - c. Review/approve payment of bills if any – Motion to Approve – Brian – Seconded – Bill - Approved
- 5) Accounting/Budget
- a. Report
  - b. Budget Review
  - c. Balance sheet
  - d. Income statement
  - e. Reserves
  - f. Tax preparation – Filed – New Invoice – need to check as previous invoice was paid in full – The Accounting Office and 180 Accounting have merged – The Accounting Office will be auditing quarterly reconciliation going forward where 180 Accounting previously provided this service.

- g. 180 Accounting – Audit – done when requested by a government agency – or when a loan is required – billed hourly (10 hours @ \$250/hour) not common or standard for HOAs
- h. Insurance Policies – paid in full added umbrella – posted ACCORD to website
- i. QB – reconciled Q1

6) Future Meeting Schedule:

- a. Regular board meetings (First Monday @ 6pm) – August 5, 2024
- b. Annual Budget Meeting – February 2025 (6-8pm)
- c. Annual Meeting – February 2025 (6-8pm)
- d. Annual Meeting/Budget Meeting – Notices to go out by January 15, 2025

7) Any other business

8) Adjournment – 7:30pm Motion – Brian W. - Seconded by Matt D.- Approved