Walden Property Owners’ Association

Board of Directors Meeting Agenda

December 12, 2024

1310 Embassy Court

Monument, Colorado 80132

Commence Meeting @ 6:00PM

The meeting commenced: 6:10pm

Members’ Present: Bill, Brian, Matt C., Dawn Tahaney

Approval of the agenda – Motion to Approve – Bill - Seconded – Matt C. - Approved

1. Resident remarks, if any, on topics not on the agenda
   1. Lamp post and lights – South Pond – Matt D. – Leon
2. ACC Report – Matt (Current Committee Members – Matt D., Bill, Mark)
   1. Wiltz – New construction submission
3. Committee Reports if any
   1. Beautification, Trails & Ponds: Bill - Chair
      1. Pond & Trails - HH Volunteer Committee – Mitch Dawson – Paul Ceciliani – Horses on trails after snow/melt off
      2. Fountains were removed for repair and reinstallation (North Pond) In Progress – Colorado Pond & Lake will remove all fountains for the season
      3. Repairs – Spring/Summer Remove cattails – Victor – Seed lower pond
      4. Upgrades
      5. Maintenance/Plowing – Raymond – Plowing
      6. Locate “stay off ponds – thin ice” - Bill to check at storage “trails” signs – “Music at the Pond” signs, were these picked up after MatP – Brian Wright
      7. 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)
      8. Pickel Ball Courts – Spring - clean and repaint lines – resurface
      9. Entrance Monuments - Kevin Simbeck – Holiday Decorations - install 12/1/2024
   2. Communications, Directory, and Website:
      1. Website/Email – Dawn Tahaney
      2. Add Committees – Volunteer Opportunities
   3. CCC: Matt Dunston, Brian Wright
   4. Forest Management: Bill Dunston – Chair
   5. Welcoming: Matt Cunningham (Chairperson) – Nancy Barris – Cookies - Matt has begun to meet and greet with new property owners – began deliveries in July/August – Added one new owner to the list in December. 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 2025.
   6. Social Committee: Mark Rising, Chair
      1. Annual Picnic
      2. Date – Saturday, August 16, 2025
      3. Time – 11am-3pm
      4. Location – South Pond
      5. Budget - $8000
      6. Committee
      7. Site Services

1. Review/approve prior board meeting minutes. – Motion to Approve – Matt C. – Seconded – Brian - Approved
   1. Treasure’s Report – Three outstanding Annual Dues Assessment – same three residents 2023 & 2024
   2. Current Financial Report
   3. Review/approve payment of bills if any – Motion to Approve – Brain – Seconded – Matt C. - Approved
2. Accounting/Budget
   1. Report
   2. Budget Review
   3. Balance sheet
   4. Income statement
   5. Reserves
   6. Tax preparation – File – Sign and submit tax documents – State & Federal - Dawn
   7. 180 Accounting
   8. Insurance Policies
   9. QB – reconciled Q3

1. Future Meeting Schedule:
   1. Regular board meetings (Second Monday @ 6pm) – January 3, 2025
   2. Annual Budget Meeting – February 10, 2025 (6-8pm)
   3. Annual Meeting – February 10, 2025 (6-8pm)
   4. Annual Meeting/Budget Meeting – Notices to go out by January 10, 2025

Woodmoor Barn Community Center

1691 Woodmoor Drive

Monument, CO 80132

1. Any other business
2. Adjournment – 7:30pm Motion – Matt C. - Seconded – Brian - Approved