



2021 Walden Annual Zoom Meeting

Day: Thursday, November 18, 2021

Time: 6:00-9:00pm

**Via: Zoom Meeting -
Instructions to join the meeting
below**

Please mark your calendar. It is important for all Walden property owners to attend this meeting. The Bylaws we adopted at our Annual Meeting March, 2002, require that a minimum of 35%, 82 lots must be represented in person or by proxy at the meeting. To help us meet the quorum requirement, if you cannot attend the meeting, please complete the **enclosed proxy form** and email to: waldenpaocos@gmail.com.

The meeting on November 18, 2021, will be an excellent opportunity to make important decisions regarding the future of Walden POA, catch up on what has been happening in Walden and the surrounding area, and discuss any concerns you have.

Instructions for the Zoom Meeting:

Topic: Walden POA Annual Meeting

Time: November 18, at 6:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/7196024747?pwd=eDRNbklNNWRrM3hVQVlrU29rUIYrQT09>

Meeting ID: 719 602 4747

Passcode: 7777

One tap mobile

+13462487799,,7196024747#,,,,*7777# US (Houston)

+14086380968,,7196024747#,,,,*7777# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 719 602 4747

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Find your local number: <https://us02web.zoom.us/j/7196024747?pwd=eDRNbklNNWRrM3hVQVlrU29rUIYrQT09>



Walden Property Owners
Association PO BOX 3262
Monument, CO 80132
2021 Annual Meeting Agenda
Thursday, November 18, 2021
6:00-9:00 PM.
ZOOM Meeting

Since we have many items to cover, except for those giving reports, all other speakers will be limited to two (2) minutes each. No one will be allowed to speak a second time on a topic until all who want to speak on the topic have had a chance to speak.

- 1) Determination of Quorum**
- 2) New Owner Forum: recognize new owners that are present**
- 3) Recognize Don Deboot for service to the Walden Community**
- 4) Social Committee to fill the position that was previously occupied by Harold Haver and Kathy Gregory**
- 5) Review/Approve 2020 Annual Meeting Minutes**
- 6) Board of Directors Election**
 - a) Slots are up for re-election**
 - i) Terry Tyson - Member at Large**
- 7) ACC Report Presented by Matt Dunston**
- 8) Financial Report – Presented by John Harris: Review and approve 2021 & 2022 budget.**
- 9) Discuss changing annual meetings to November**
- 10) Adjourn**

2020 Walden POA Annual Meeting Minutes

Wednesday, September 23, 2020

The meeting was called to order by Bill Dunston at 7:00 p.m.

Board members were introduced: Bill Dunston – President Mark Rising – Vice President John Harris – Secretary Jim Hackworth – Treasurer Terry Tyson – Member at large Established that a quorum was not present.

Recognized new owners that were present.

Recognized the Havers and Gregory's service to the Social Committee Bill asked for volunteers for taking over the Social Committee.

Harold will go forward with hosting Bunco meetings.

Election of Board Members: Mark Rising & John Harris were nominated for an additional three-year term by Bill Dunston.

Vote for John & Mark was unanimously approved.

ACC Report: Matt Dunston, ACC Board member, discussed the role of the Architectural Control Committee, and gave count on various approved projects this year.

2021/2021 Budget: Financial reports and proposed budget were presented by John moved to approve the budget.

Terry seconded. Budget approved.

Changing future annual meetings to September: Unanimously approved New Business: Theresa Carter discussed her concern for speeders along Timber Meadows in the morning.

Matt will talk to District 38 about sending a memo to parents of students.

Also, discussed removal of Cattails and dying plants.

Andrew mowing next summer.

Meeting Adjourned at 8:00 p.m.



Walden Property Owners
Association POX BO 3262
Monument, CO 80132

WALDEN PROPERTY OWNERS' ASSOCIATION VOTING PROXY FORM

Property Owner Name(s): _____

Lot Number(s): _____

I give _____ authorization to vote on my behalf on all issues put to a vote by the homeowner's association during the **Walden Property Owners' Association Annual Meeting, Thursday, November 18, 2021, via Zoom**, to ratify the 2021 Annual Budget and proposed 2022 budget, elect owners to the Board of Directors and the transaction of such other business that may properly come before the meeting.

Please check one: _____ I am a Walden resident

_____ I am not a Walden resident

Property Owner(s) Signature: _____

Printed Name of Property Owner(s): _____

Date: _____

Notes to Proxy Holder

- To be valid, proxies (whether using this form or a written statement):**
 - Must identify the person authorized to vote.**
 - Must be signed and dated.**
 - Must identify the meeting for which the proxy is valid.**
 - Must be mailed to the Walden POA (above address) or email to: waldenposcos@gmail.com sufficiently in advance of the meeting or must be presented at the meeting.**

Proxy forms are non-transferrable; that is, only the person named in the proxy form may cast ballots based on the proxy form.

Walden POA Budget Vs Actual

	Actual 1/1/2021	2021 Budget	Actual as of 11/4/2021	Difference	2022 Proposed Budget
Income					
ACC-Income		\$1,000.00	\$700.00	-\$300.00	\$1,000.00
Annual Assessments	\$54,152.83	\$55,000.00	\$57,200.20	\$2,200.20	\$55,000.00
Transfer Fees	\$3,500.00	\$1,500.00	\$1,200.00	-\$300.00	\$1,500.00
Total Income	\$57,652.83	\$57,500.00	\$59,100.20	\$1,600.20	\$57,500.00
Expense					
Administrative Fees	\$10,200.00	\$10,200.00	\$8,500.00	-\$1,700.00	\$12,000.00
Banking Charges	\$5.00	\$5.00		-\$5.00	\$5.00
Office Expenses	\$716.63	\$500.00	\$147.73	-\$352.27	\$500.00
Postage	\$990.03	\$300.00	\$343.15	\$43.15	\$300.00
Donations/ Gifts	\$50.00	\$100.00	\$300.00	\$200.00	\$100.00
Forestry			\$333.00	\$333.00	
Insurance	\$4,241.00	\$1,609.00	\$4,292.00	\$2,683.00	\$4,292.00
MAINTENANCE				\$0.00	
Entrance	\$1,021.21	\$650.00		-\$650.00	\$650.00
Lawns & Beds	\$6,312.75	\$10,000.00	\$3,703.75	-\$6,296.25	\$10,000.00
Lights		\$1,000.00		-\$1,000.00	\$1,000.00
Ponds		\$7,000.00		-\$7,000.00	\$7,000.00
Sprinklers		\$2,000.00		-\$2,000.00	\$2,000.00
Fuel		\$0.00	\$541.00	\$541.00	\$0.00
Trails	\$680.15	\$6,000.00		-\$6,000.00	\$10,000.00
Dog Stations	\$930.00	\$1,200.00	\$504.78	-\$695.22	\$1,200.00
Landscape Oversight	\$1,200.00			\$0.00	
IMPROVEMENTS					
Pond Cleanup					\$40,000.00
Sprinkler System					\$10,000.00
New Planting					\$7,000.00
Annual Mtg. Expenses		\$250.00		-\$250.00	\$250.00
Accounting /Professional Fees	\$560.00	\$560.00	\$647.00	\$87.00	\$560.00
Legal Fees	\$1,180.00			\$0.00	
Social		\$3,500.00		-\$3,500.00	\$3,500.00
Subscriptions/Dues	\$210.90	\$200.00	\$116.00	-\$84.00	\$200.00
Utilities				\$0.00	
Electric	\$5,238.31	\$5,097.00	\$4,444.00	-\$653.00	\$5,097.00
Website Fees	\$204.00	\$204.00	\$204.00	\$0.00	\$204.00
Welcoming Committee	\$51.45	\$200.00	\$127.93	-\$72.07	\$200.00
Total Expense	\$33,791.43	\$50,575.00	\$24,204.34	-\$26,370.66	\$116,058.00

Proj. Net Income/Loss

-\$58,558.00

Reserve Funds

\$65,000.00

Walden POA
Balance Sheet
As of November 4, 2021

	<u>Nov 4, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Integrity ACC Account	8,717.50
Integrity Reserve Account	13,781.38
Integrity Working Account	65,025.81
Total Checking/Savings	<u>87,524.69</u>
Total Current Assets	87,524.69
Fixed Assets	
Accumulated Depreciation	15,986.70
Deferred Maintenance	17,331.82
Total Fixed Assets	<u>33,318.52</u>
TOTAL ASSETS	<u>120,843.21</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
ACC- Rundable Fee	720.36
Total Other Current Liabilities	<u>720.36</u>
Total Current Liabilities	<u>720.36</u>
Total Liabilities	720.36
Equity	
Opening Balance Equity	38,629.18
Retained Earnings	46,597.81
Net Income	34,895.86
Total Equity	<u>120,122.85</u>
TOTAL LIABILITIES & EQUITY	<u>120,843.21</u>

Walden POA
Profit & Loss
January 1 through November 4, 2021

	<u>Jan 1 - Nov 4, 21</u>
Ordinary Income/Expense	
Income	
ACC-Income	700.00
Annual Assessments	57,200.20
Transfer Fees	1,200.00
Total Income	<u>59,100.20</u>
Gross Profit	59,100.20
Expense	
Administrative Fees	8,500.00
Copies	46.54
Forestry	
Forestry Inspection	333.00
Total Forestry	333.00
Gifts	300.00
Insurance	4,292.00
MAINTENANCE	
Dog Stations	504.78
Fuel	541.00
Lawns & Beds	3,703.75
Total MAINTENANCE	4,749.53
Office Expense	
Postage	343.15
Office Expense - Other	101.19
Total Office Expense	444.34
Professional Fees	647.00
Subscriptions/Dues	116.00
Utilities	
Electric	4,444.00
Total Utilities	4,444.00
Website Fees	204.00
Welcoming Committee	127.93
Total Expense	<u>24,204.34</u>
Net Ordinary Income	<u>34,895.86</u>
Net Income	<u><u>34,895.86</u></u>