

Walden Property Owners' Association
Board of Directors Meeting Agenda
March 9, 2026
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting - 6:00PM

The meeting commenced: 6:00pm

Members Present: Bill, Matt D., Matt C., Brian

Approval of the agenda – Motion to Approve – Matt - Second – Brian -
Approved

- 1) Resident remarks on topics not on the agenda
 - a. Neighborhood Garage Sale
 - b. Donation Truck

- 2) ACC Report – Matt D. (Committee Members – Matt D., Bill, Keleigh D.)
 - a. [Pinehurst – Landscape](#)
 - b. [Pond View Place – Remodel – Stucco – Drainage](#)
 - c. [Sawmill – Deck/Balcony](#)
 - d. [Cabin Hill - Deck](#)

- 3) Committee Reports if any
 - a. Beautification, Trails & Ponds: Bill - Chair
 - i. Pond & Trails
 - [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](#)
 - ii. [Colorado Pond & Lake](#)
 - iii. [Signs – “Stay off Ponds” - Bill](#)
 - iv. [Repairs – Spring/Summer Remove cattails – Victor](#)
 - v. [Maintenance/Plowing – Raymond – Plowing - Randy Dunston – Trails –
12/3/2025 & 1/10/2025](#)
 - vi. [Dog Stations – Kevin Simbeck – checking for single use keys - \\$150/month](#)

- Ordered new keys/locks Kevin will install and follow up as to order additional keys/locks for remaining bag dispensing stations
 - vii. Pickel Ball Courts - [Parking](#)
 - viii. Entrance Monuments – [Matt Cunningham – Chair](#)
[Art Bennett – Resident Volunteer](#)
 - b. Communications, Directory, and Website:
 - i. Website/Email
 - ii. Add plat map to website
 - c. CCC: [Matt Dunston, Brian – Committee Members](#)
 - d. Forest Management: [Bill Dunston – Chair](#)
 - e. Welcoming: [Matt Cunningham Chair](#)
 - [Marti Zehr-Breedlove – Resident Volunteer](#)
 - [Linda Conway – Resident Volunteer](#)
 - i. New owners in February -
 - f. Social Committee: [Mark Rising - Chair](#)
 - i. [Music at the Pond – South Pond - Saturday, August 15, 2026 @ 11am-3pm - Budget - \\$8000 - scheduling vendors](#)
 - [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 – sign up with Becca – 719-271-0469 - \\$2 fee to receive sign for participation](#)
 - iii. [Movie at the Pond – closed for the season – 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](#)
 - 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 – Shannon Vega

- a. Report – January Reconciled
- 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 Monday @ 6pm) – April 13, 2025
- b. Annual Board/Budget Meeting – February 2027

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