



WALDEN PROPERTY OWNERS ASSOCIATION, INC.

Sven Folleras, President
Jason Douglas, Vice President
John Harris, Secretary
Bud Murch, Treasurer
Bill Dunston, Member

Annual Meeting of the Walden Property Owners Association, Inc. Board of Directors Meeting March 31, 2016

Board Members present at the meeting were: Sven Folleras (President), Bud Murch (former Treasurer as of January 2016), Jason Douglas (Vice-President), John Harris (Secretary), and Bill Dunston (Member-at-Large).

Members of the ACC present: Sven Folleras, Bill Dunston, Matt Dunston

Members from Haley Realty present: Tammy Bannister and Ann Jagitsch

Meeting was called to order at 6:38 p.m. Sven Folleras provided the introduction of Board members and presented the meeting agenda.

Roll Call and Certifying of Proxies

A number of 56 lots in the community were represented at the meeting and 24 proxies were submitted. Haley Realty determined that there was a quorum present at the meeting as a minimum of 66 lots represented was required.

Reports of Officers or Committees

-President's Report – Sven Folleras

Mr. Folleras reviewed the tasks and objectives completed during 2015, as well as the objectives for the Board for 2016. Within that report, Bill Dunston was given the opportunity to speak regarding community landscaping, including pond maintenance. Matt Dunston discussed the trail system as well as the Walden water corporation, including impact on water demand and infrastructure.

-Architectural Control Committee – Sven Folleras, Matt Dunston and Bill Dunston

Mr. Dunston presented an overview of the ACC's role in the community. Matters which were discussed were: home design and colors, fencing and current road conditions. Suggestions of topics that were proposed as action items included: better lighting on the north entrance signage, and calls to be made to El Paso County to work on the roads.

Election of Homeowner Board Members

Motion made for James Hackworth to be elected as a Board member and was seconded. Motion carried unanimously from those attending the meeting.

Financial Report and Presentation of 2016

Bud Murch presented the 2015 financial report and the 2016 budget. Bud discussed the role of Haley Realty in regards to the financial management of Walden POA.

Unfinished Business

Nothing was presented by the Board or the attendees to be discussed or addressed.

New Business

Bill Colli requested that Covenant Control be discussed. Bill Dunston discussed the role of Covenant Control, including parking issues. Bill Colli requested that "closure" be provided in regards to complaints made to the Board by an e-mail. He also asked for builders to provide some quiet times for the community, especially during the weekends.

Harold Haver asked that the current water issues be discussed, including recent acquisitions in the Black Forest area. Matt Dunston addressed the questions regarding Cherokee Metropolitan District.

Meeting adjourned at 8:08 p.m.