

Walden Property Owners' Association
Board of Directors Meeting Agenda
July 8, 2026
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting - 6:00PM

The meeting commenced: 6:15pm

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

Approval of the agenda – Motion to Approve – Matt C., Second – Matt D.,
Approved

- 1) Resident remarks on topics not on the agenda
 - Annual Dues Assessment increase from \$250 to \$400 for 2027 – Matt C., proposed to be presented at the annual meeting
- 2) ACC Report – Matt D. (Committee Members – Matt D., Bill, Keleigh D.)
 - a. Landscape – Pond View Place
 - b. Roofing – Cabin Hill Lane
 - c. Flagpole – Cabin Hill Lane
 - d. Painting/Trim Lighting – Pond View Place
- 3) Committee Reports if any
 - i. Beautification, Trails & Ponds: Bill Dunston Chair - Matt C. - Chair
 - ii. Pond & Trails
 - iii. Colorado Pond & Lake – Week of May 18, June 1 & 15, July 13 & 27, August 10 & 24, September 14 & 25, October 12
 - iv. Signs – “Stay off Ponds” - Bill
 - v. Repairs – Spring/Summer Remove cattails – Victor
 - vi. Maintenance/Plowing – Raymond – Plowing - Randy Dunston – Trails
 - vii. Dog Stations – Kevin Simbeck - \$150/month – Winter - \$300/month Summer
 - viii. Pickel Ball Courts
 - ix. Entrance Monuments – Matt Cunningham – Chair – Timber Meadow – High View & Walker – Woodhaven & Walker – Round About – Walker Road – Matt C. - update
- 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 June - 6
- f. Social Committee: Mark Rising - Chair
 - i. Music at the Pond – South Pond - Saturday, August 15, 2026 @ 11am-3pm - Budget
 - M. Fellers – Greeter
 - K. Gregory – Greeter
 - R. Gregory – Greeter
 - D. Conway – Cook
 - B. Breedlove – Cook
 - C. Sorenson – Cook
 - R. Fellers – Cook
 - ii. Movie at the Pond – Bill Dunston – Chair
Randy & Keleigh Dunston – Resident Volunteers
 - iii. Santa Claus – closed for the season
- 4) Review/approve prior board meeting minutes. – Motion to Approve – Matt D.,
Seconded – Matt C., - Approved
 - a. Treasure’s Report – Two outstanding Annual Dues Assessment – same two residents 2023, 2024, 2025 – 7 Late notices went out for 2026 Annual Dues
 - b. Current Financial Report
 - c. Review/approve payment of bills if any – Motion to Approve – Matt C.,
Seconded – Matt D., Approved
- 5) Accounting/Budget – 180 Accounting – Chris Morris
 - a. Report
 - 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 Wednesday @ 6pm) – August 12, 2025
 - b. Annual Board/Budget Meeting – February 2027
- 7) Adjournment 7:13pm – Motion – Bill, Seconded – Matt C., - Approved