

Walden Property Owners' Association  
Board of Directors Meeting Agenda  
June 9, 2025  
1310 Embassy Court  
Monument, Colorado 80132  
Commence Meeting - 6:00PM

The meeting commenced: 6:10pm

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

Approval of the agenda – Motion to Approve – Brian – Seconded Bill -  
Approved

- 1) Resident remarks, if any, on topics not on the agenda
  - a. Breedlove – Goodwill donation drive
  - b. Community garage sale
  - c. Backhoe
  - d. Flooding at High View trail head – plans approved – work to begin
  - e. Trail signs
  - f. Trash Service – Same day pickup for entire community/discounted rate - Dawn
- 2) ACC Report – Matt (Current Committee Members – Matt D., Bill, Mark)
  - a. – landscaping
  - b. – landscaping
  - c. – new construction
  - d. – landscaping – ACC application 30 days
  - e. – ADU – ACC application
- 3) Committee Reports if any
  - a. Beautification, Trails & Ponds: Bill - Chair
    - i. North Pond both fountains working – Ceciliani
    - ii. Pond & Trails - HH Volunteer Committee – Mitch Dawson – Paul Ceciliani
    - iii. Colorado Pond & Lake will remove all fountains for the season
    - iv. Repairs – Spring/Summer Remove cattails – Victor
    - v. Upgrades
    - vi. Maintenance/Plowing – Raymond – Plowing
    - vii. Signs
    - viii. Dog Stations – Keys – David Mayhall
    - ix. Pickel Ball Courts – Spring - clean and repaint lines – resurface – Brian Wright – contractors – Contractors scheduled to visit courts for estimates

- x. Entrance Monuments – D. Wessling (volunteer) – stain wood and clean up (Victor) – in progress
- b. Communications, Directory, and Website:
  - i. Website/Email – Dawn Tahaney
  - ii. Add Committees – Volunteer Opportunities
  - iii. Post 2025 Directory - done
- c. CCC: Matt Dunston, Brian
  - i. Trailer parked outside - moved
- d. Forest Management: Bill Dunston – Chair
  - i. Open space tree mitigation/relocation
- e. Welcoming: Matt Cunningham (Chairperson) – Marti Zehr-Breedlove - Matt has begun to meet and greet with new property owners – began deliveries in July/August – 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 2026.
- f. Social Committee: Mark Rising, Chair
  - Music at the Pond
    - i. Date – Saturday, August 16, 2025
    - ii. Time – 11am-3pm
    - iii. Location – South Pond
    - iv. Budget - \$8000
    - v. Committee
    - vi. Site Services – Bruno’s Party Time (\$3,303.49) – Ashtonz (Band - \$835) – Daniel Rodriguez (Magician - \$950) – Metamorphaces (Face Painting - \$1,000) – Bounce House – Big Air Jumpers (\$1,004.99) – Grill \$100 – Port-A-Potties – United Site Services (\$280.23)

Garage Sale added to website

Movie at the Pond

5/3 – Holes

6/28 – TBD

7/19 – TBD

8/2 – TBD

9/13 – TBD

10/11- TBD

- 4) Review/approve prior board meeting minutes. – Motion to Approve – Brian –  
Seconded – Matt D. - Approved
  - a. Treasure’s Report – Three outstanding Annual Dues Assessment – same three residents 2023 & 2024 – Three outstanding 2025
  - b. Current Financial Report
  - c. Review/approve payment of bills if any – Motion to Approve – Matt D. –  
Seconded – Matt C. - Approved
- 5) Accounting/Budget
  - a. Report
  - b. Budget Review
  - c. Balance sheet
  - d. Income statement
  - e. Reserve Account
  - f. Tax preparation
  - g. 180 Accounting
  - h. Insurance Policies – Post COI to website
  - i. QB – reconciled Q2
- 6) Future Meeting Schedule:
  - a. Regular board meetings (Second Monday @ 6pm) – July 7, 2025
- 7) Any other business
- 8) Adjournment 7:08pm – Motion – Matt D. - Seconded – Bill - Approved