

Walden Property Owners' Association
Board of Directors Meeting Agenda
Monday, February 12, 2024
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting @ 6:00PM

The meeting commenced at – 6:00pm

Members Present: Brian Wright, Matt Dunston, Bill Dunston, Matt Cunningham,
Dawn Tahaney

Approval of the agenda – Brian (motion) Matt D. (second)

- 1) Resident remarks, if any, on topics not on the agenda –
- 2) ACC Report – Matt, Bill (Current Committee Members – Matt D., Bill, Mark)
Hamstad, Brown
- 3) Committee Reports if any.
 - a. Beautification, Trails & Ponds: Bill, Chair - Fulton
 - i. Pond & Trails - HH Volunteer Committee - Dawson
 - ii. Repairs
 - iii. Upgrades
 - iv. Maintenance/ Plowing
 - v. Locate “stay off ponds” signs – “Music at the Pond” signs.
 - vi. Dog Stations – Garbett
 - vii. Pickel Ball Courts
 - b. Communications, Directory, and Website:
 - i. Website/Email – Dawn Tahaney
 - ii. Add Committees – Volunteer Opportunities
 - iii. Holiday Decorations - Volunteers
 - c. CCC: Matt Dunston, Brian Wright – Seeling, Massey
 - d. Forest Management: Bill Dunston – gave report for forestry management.
 - e. Welcoming: Matt Cunningham (Chairperson) – Need Resident Volunteers
 - f. Social Committee: Mark Rising, Chair – Wessling, Bruno’s Party Time Rentals,
Massey
 - i. Annual Picnic
 - ii. Date – Saturday, August 17, 2023
 - iii. Time – 11am-3pm
 - iv. Location – South Pond

- v. Budget - \$5500
- vi. Committee – Port-A-Jons – Trash Cans (Matt Dunston) – Bruno’s Party Time Rentals, Inc.
- vii. Needs – Resident Volunteers

4) Review/approve prior board meeting minutes.

Treasure’s Report

- a. Current Financial Report
- b. Review/approve reimbursements and other bills if any.

5) Accounting/Budget – Blount – sign engagement letter for 2023 filing

- a. Report
- b. Budget Review
- c. Balance sheet
- d. Income statement
- e. Reserves
- f. Tax preparation – Engagement Letter
- g. 180 Accounting – Audit?
- h. Insurance Policies – Shop rates on renewal
- i. QB

6) Future Meeting Schedule:

- a. Regular board meetings (Second Monday @ 6pm) – March 11, 2024
- b. Annual Budget Meeting – September 16, 2024 (6-8pm) - Tentatively
- c. Annual Meeting – September 16, 2024 (6-8pm) - Tentatively

7) Any other business – Appointment of BOD positions –

Matt Dunston – President
Brian Wright – Vice President
Bill Dunston – Treasurer
Mark Rising – Secretary
Matt Cunningham – Member at Large

Approve January BOD Minutes – Matt D. (motion) – Bill D. (second)

HOA Communication – email/website

8) Adjournment – Bill D. (motion), Matt C. (second)