



2023 Walden Annual/Budget Meeting

Day: Monday, February 5, 2024
Time: 6:00 – 8:00PM
Location: Woodmoor Improvement Association (WIA) – The Barn
1691 Woodmoor Drive
Monument, Colorado 80132

Please mark your calendar. It is important for all Walden property owners to attend this meeting. The Bylaws we adopted at our Annual Meeting March, 2002, require that a minimum of 35%, 82 lots must be represented in person or by proxy at the meeting. To help us meet the quorum requirement, if you cannot attend the meeting, please complete the **enclosed proxy form** and email to: info@waldenpoa.org.

The meeting on February 5, will be an excellent opportunity to make important decisions regarding the future of Walden POA, catch up on what has been happening in Walden and the surrounding area, and discuss any concerns you have.



2023 Annual/Budget Meeting Agenda

Monday, February 5, 2024

6:00 – 8:00PM

Woodmoor Improvement Association

(WIA) - The Barn

1691 Woodmoor Drive

Monument, Colorado 80132

Since we have many items to cover, except for those giving reports, all other speakers will be limited to two (2) minutes each. No one will be allowed to speak a second time on a topic until all who want to speak on the topic have had a chance to speak.

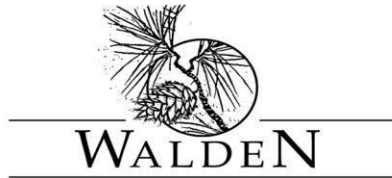
- 1) **Determination of Quorum – 120/105 6:10pm**
- 2) **Amended Meeting Agenda/Budget – Handed out at check in**
- 3) **New Owner Forum: recognize new owners that are present – Walden Mug**
- 4) **Social Committee - Volunteers for Music at the Pond – Bill Dunston – Volunteers**
Social Committee
 - a) **Greeters (8) – one at each of the two entrances for one hour each -**
 - b) **Cooks (8) – two cooks per hour**
 - c) **Dates and Activities – Saturday, August 17, 2024 – 11am – 3pm**
- 5) **Board of Directors Election – Matt Dunston, Bill Dunston, Mark Rising, Matt Cunningham, Brian Wright**
- 6) **Review/Approve Annual/Budget Meeting Minutes 2021 - approved**
- 7) **ACC Report Presented by Bill Dunston – remove \$100 fee from bylaws for anything other than a new build – motion by Matt Dunston – second Robert Gregory - passed**
- 8) **Financial Report – Presented by Dawn Tahaney: Review and approve 2024 budget. - motion by Matt Dunston – second Mark Rising - approved**
- 9) **Discuss the next annual/budget meeting date. – September**
- 10) **Trails & Open Spaces – Maintenance – Bill & Matt Dunston – posts at trail entrances – signs for ponds “keep off” – pickle ball committee – pocket gopher**
- 11) **Covenant Compliance – Dogs – Horses – RV parking – welcoming committee – Nancy Barish – 303-887-3813**
- 12) **Adjourn – 8:22pm**

Approve Annual Meeting Minutes 2021

Walden Property Owners
Association PO BOX 3262
Monument, CO 80132
2021 Annual Meeting Agenda
Thursday, November 18, 2021
6:00-9:00 PM.
ZOOM Meeting

Since we have many items to cover, except for those giving reports, all other speakers will be limited to two (2) minutes each. No one will be allowed to speak a second time on a topic until all who want to speak on the topic have had a chance to speak.

- 1) Determination of Quorum**
- 2) New Owner Forum: recognize new owners that are present**
- 3) Recognize Don Deboot for service to the Walden Community**
- 4) Social Committee to fill the position that was previously occupied by Harold Haver and Kathy Gregory**
- 5) Review/Approve 2020 Annual Meeting Minutes**
- 6) Board of Directors Election**
 - a) Slots are up for re-election**
 - i) Terry Tyson - Member at Large**
- 7) ACC Report Presented by Matt Dunston**
- 8) Trails & Open Space – Maintenance - presented by Bill & Matt Dunston**
- 9) Financial Report – Presented by John Harris: Review and approve 2021 & 2022 budget.**
- 10) Discuss changing annual meetings to November**
- 11) Adjourn**



Walden Property Owners
Association POX BO 3262
Monument, CO 80132

WALDEN PROPERTY OWNERS' ASSOCIATION VOTING PROXY FORM

Property Owner Name(s): _____

Lot Number(s): _____

I give _____ authorization to vote on my behalf on all issues put to a vote by the homeowner's association during the **Walden Property Owners' Association Annual/Budget Meeting, Monday, February 5, 2024**, to ratify the 2024 Annual Budget and proposed 2024 budget and the transaction of such other business that may properly come before the meeting.

Please check one: _____ I am a Walden resident.
_____ I am not a Walden resident.

Property Owner(s) Signature: _____

Printed Name of Property Owner(s): _____ Date: _____

Notes to Proxy Holder

- To be valid, proxies (whether using this form or a written statement):**
 - **Must identify the person authorized to vote.**
 - **Must be signed and dated.**
 - **Must identify the meeting for which the proxy is valid.**
 - **Must be mailed to the Walden POA (above address) or email to: info@waldenpoa.org sufficiently in advance of the meeting or must be presented at the meeting.**

- Proxy forms are non-transferrable; that is, only the person named in the proxy form may cast ballots based on the proxy form.**

Walden POA Proposed Budget 2024				
Actual 12/31/2023		Proposed 2024 Budget	Actual as of 12/31/2023	Difference
Income				
ACC-Income	\$0.00	\$0.00	\$0.00	\$0.00
Annual Assessments	\$60,300.00	\$62,250.00	\$60,300.00	\$1,950.00
Transfer Fees	\$1,650.00	\$2,000.00	\$1,650.00	\$350.00
Total Income	\$61,950.00	\$64,250.00	\$61,950.00	\$2,300.00
Expense				
Administrative Fees	\$12,000.00	\$13,440.00	\$12,000.00	\$1,440.00
Banking Charges	\$0.00	\$0.00	\$0.00	
Office Expenses	\$83.33	\$100.00	\$83.33	\$16.67
Postage	\$269.00	\$300.00	\$269.00	\$31.00
Office Equipment	\$1,135.86	\$0.00	\$1,135.86	(\$1,135.86)
Copies	\$112.92	\$300.00	\$112.92	\$187.08
P.O. Box	\$146.00	\$146.00	\$146.00	\$0.00
Donations/ Gifts	\$0.00	\$0.00	\$0.00	\$0.00
Insurance	\$4,453.00	\$5,000.00	\$4,453.00	\$547.00
MAINTENANCE				
Entrance	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00
Lawns & Beds	\$21,560.00	\$22,000.00	\$21,560.00	\$440.00
Lights	\$135.00	\$150.00	\$135.00	\$15.00
Ponds	\$3,750.00	\$4,000.00	\$3,750.00	\$250.00
Fountains	\$0.00	\$5,000.00	\$0.00	\$5,000.00
Trails	\$16,028.75	\$12,000.00	\$16,028.75	(\$4,028.75)
Dog Stations	\$1,300.00	\$1,400.00	\$1,300.00	\$100.00

Landscape Misc.	\$0.00	\$0.00	\$0.00	\$0.00
Meeting Room Rental	\$0.00	\$125.00	\$0.00	\$125.00
Meeting Room Expenses	\$0.00	\$240.00	\$0.00	\$240.00
Accounting /Professional Fees	\$1,317.55	\$1,400.00	\$1,317.55	\$82.45
Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00
Social				
Music at the Pond	\$5,500.00	\$5,500.00	\$5,500.00	\$0.00
Utilities				
Electric	\$6,356.00	\$6,500.00	\$6,356.00	\$144.00
Subscriptions/Dues				
QuickBooks	\$360.00	\$360.00	\$360.00	\$0.00
Adobe	\$179.88	\$179.88	\$179.88	\$0.00
Microsoft	\$300.00	\$187.50	\$300.00	(\$112.50)
Website Fees - Wix & Gmail	\$313.44	\$325.00	\$313.44	\$11.56
Welcoming Committee	\$0.00	\$0.00	\$0.00	\$0.00
Total Expense	\$76,300.73	\$79,653.38	\$76,300.73	\$7,952.65

Walden POA
Statement of Financial Position
As of December 31, 2023

	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023
ASSETS						
Current Assets						
Bank Accounts						
Integrity ACC Account x094	9,667.50	9,667.50	9,667.50	9,667.50	9,667.50	9,667.50
Integrity Reserve Account x2108	13,781.38	13,781.38	13,781.38	13,781.38	13,781.38	13,781.38
Integrity Working Account x2116	32,665.96	31,050.32	82,811.03	81,904.49	77,469.32	75,020.89
Total Bank Accounts	\$56,114.84	\$54,499.20	\$106,259.91	\$105,353.37	\$100,918.20	\$98,469.77
Total Current Assets	\$56,114.84	\$54,499.20	\$106,259.91	\$105,353.37	\$100,918.20	\$98,469.77
Fixed Assets						
Equipment	15,986.70	15,986.70	15,986.70	15,986.70	15,986.70	15,986.70
Fountains	17,331.82	17,331.82	17,331.82	17,331.82	17,331.82	17,331.82
Total Fixed Assets	\$33,318.52	\$33,318.52	\$33,318.52	\$33,318.52	\$33,318.52	\$33,318.52
TOTAL ASSETS	\$89,433.36	\$87,817.72	\$139,578.43	\$138,671.89	\$134,236.72	\$131,788.29
LIABILITIES AND EQUITY						
Liabilities						
Current Liabilities						
Other Current Liabilities						
ACC- Refundable Fee	2,620.36	2,620.36	2,620.36	2,620.36	2,620.36	2,620.36
Total Other Current Liabilities	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36
Total Current Liabilities	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36
Total Liabilities	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36
Equity						
Retained Earnings	101,194.67	101,194.67	101,194.67	101,194.67	101,194.67	101,194.67
Net Revenue	-14,381.67	-15,997.31	35,763.40	34,856.86	30,421.69	27,973.26
Total Equity	\$86,813.00	\$85,197.36	\$136,958.07	\$136,051.53	\$131,616.36	\$129,167.93
TOTAL LIABILITIES AND EQUITY	\$89,433.36	\$87,817.72	\$139,578.43	\$138,671.89	\$134,236.72	\$131,788.29

Walden POA
Statement of Financial Position
As of December 31, 2023

	JUL 2023	AUG 2023	SEP 2023	OCT 2023	NOV 2023	DEC 2023
ASSETS						
Current Assets						
Bank Accounts						
Integrity ACC Account x094	9,667.50	9,667.50	9,667.50	9,667.50	9,667.50	9,667.50
Integrity Reserve Account x2108	13,781.38	13,781.38	13,781.38	13,781.38	13,781.38	13,781.38
Integrity Working Account x2116	67,593.05	55,729.86	53,384.81	38,116.39	36,741.22	32,253.05
Total Bank Accounts	\$91,041.93	\$79,178.74	\$76,833.69	\$61,565.27	\$60,190.10	\$55,701.93
Total Current Assets	\$91,041.93	\$79,178.74	\$76,833.69	\$61,565.27	\$60,190.10	\$55,701.93
Fixed Assets						
Equipment	15,986.70	15,986.70	15,986.70	15,986.70	15,986.70	15,986.70
Fountains	17,331.82	17,331.82	17,331.82	17,331.82	17,331.82	17,331.82
Total Fixed Assets	\$33,318.52	\$33,318.52	\$33,318.52	\$33,318.52	\$33,318.52	\$33,318.52
TOTAL ASSETS	\$124,360.45	\$112,497.26	\$110,152.21	\$94,883.79	\$93,508.62	\$89,020.45
LIABILITIES AND EQUITY						
Liabilities						
Current Liabilities						
Other Current Liabilities						
ACC- Refundable Fee	2,620.36	2,620.36	2,620.36	2,620.36	2,620.36	2,620.36
Total Other Current Liabilities	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36
Total Current Liabilities	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36
Total Liabilities	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36	\$2,620.36
Equity						
Retained Earnings	101,194.67	101,194.67	101,194.67	101,194.67	101,194.67	101,194.67
Net Revenue	20,545.42	8,682.23	6,337.18	-8,931.24	-10,306.41	-14,794.58
Total Equity	\$121,740.09	\$109,876.90	\$107,531.85	\$92,263.43	\$90,888.26	\$86,400.09
TOTAL LIABILITIES AND EQUITY	\$124,360.45	\$112,497.26	\$110,152.21	\$94,883.79	\$93,508.62	\$89,020.45