

Walden Property Owners' Association
Board of Directors Meeting Agenda
Monday, January 8, 2024
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting @ 6:00PM

The meeting commenced at – 6:17PM

Members Present: Matthew Dunston, Bill Dunston, Brian Wright, Dawn Tahaney

- 1) Approval of the agenda – Yes
- 2) Resident remarks, if any, on topics not on the agenda – n/a
- 3) ACC Report – Matt, Bill (Current Committee Members – Matthew, Bill, Mark Rising)
Wilson – Fence
Two new builds in Filing 4
Two new builds in Filing 5
- 4) Committee Reports if any
 - a. Beautification, Trails & Ponds: Bill, Chair
 - i. Pond & Trails – Lower Big Pond – General Grading
 - ii. Repairs – Fountains
 - iii. Upgrades – Trails - gravel
 - iv. Maintenance/ Plowing – determine mowing details – Jack & Tanner
 - v. Locate “stay off ponds” signs – “Music at the Pond” signs
 - b. Communications, Directory, and Website:
 - i. Website/Email – Dawn Tahaney
 - c. CCC: Matt Dunston, Brian Wright
 - d. Forest Management: Bill Dunston
 - e. Welcoming: Dawn Tahaney – Need Resident Volunteers for Music at the Pond
 - f. Social Committee: Mark Rising, Chair
 - i. Annual Picnic
 - ii. Date – Saturday, August 17, 2023
 - iii. Time – 11am-3pm
 - iv. Location – South Pond
 - v. Budget - \$5500
 - vi. Committee

vii. Needs – Resident Volunteers

- 5) Review/approve prior board meeting minutes.
- 6) Treasure's Report
 - a. Current Financial Report
Financials provided for review
 - b. Review/approve reimbursements and other bills if any.
Bills provided. Motion to pay outstanding December & January bills made by -
Matt
seconded by – Bill
- 7) Accounting/Budget
 - a. Report - done
 - b. Budget Review - done
 - c. Balance sheet - done
 - d. Income statement - done
 - e. Reserves - done
 - f. Tax preparation - done
 - g. New accounting firm – 180 Accounting – Shannon Vega
 - h. Umbrella Policy – add Custom Castles as additional insured - done
 - i. QB - reconciled
- 8) Future Meeting Schedule:
 - a. Regular board meetings (Second Monday @ 6pm)
 - b. Annual Budget Meeting – Call The Barn to schedule meeting for end of January
 - c. Annual Meeting – Call The Barn to schedule meeting for end of January
- 9) Any other business
- 10) Adjournment – 7:25PM