

Walden Property Owners' Association
Board of Directors Meeting Agenda
February 3, 2025
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting @ 6:00PM

The meeting commenced: 6:05pm

Members' Present: Bill, Brian, Matt D., Dawn Tahaney

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

- 1) Resident remarks, if any, on topics not on the agenda
 - a. Lamp post and lights – South Pond – Matt D. – Leon (Spring)
- 2) ACC Report – Matt (Current Committee Members – Matt D., Bill, Mark)
 - a. Wiltz – New construction submission – Matt D.
 - b. Gutierrez – Landscape – Matt D.
 - c. Schwartz – Remodel/Addition – Matt D.
- 3) Committee Reports if any
 - a. Beautification, Trails & Ponds: Bill - Chair
 - i. Pond & Trails - HH Volunteer Committee – Mitch Dawson – Paul Ceciliani – Horses on trails after snow/melt off
 - ii. Fountains were removed for repair and reinstallation (North Pond) In Progress – Colorado Pond & Lake will remove all fountains for the season
 - iii. Repairs – Spring/Summer Remove cattails – Victor – Seed lower pond
 - iv. Upgrades
 - v. Maintenance/Plowing – Raymond – Plowing
 - vi. Locate “stay off ponds – thin ice” - Bill to check at waste water plant “trails” signs – “Music at the Pond” signs, were these picked up after MatP
 - vii. Dog Stations – Keys – David Mayhall (says keys don’t match boxes for dog bags – will meet with this week to trouble shoot – bags don’t fit)
 - viii. Pickle Ball Courts – Spring - clean and repaint lines – resurface
 - ix. Entrance Monuments
 - b. Communications, Directory, and Website:
 - i. Website/Email – Dawn Tahaney
 - ii. Add Committees – Volunteer Opportunities – Music at the Pond, Entrance Monument Clean Up, Mulch Beds

- c. CCC: Matt Dunston & Brian Wright (Chairs)
 - i. Several CCC topics discussed
 - d. Forest Management: Bill Dunston – Chair
 - e. Welcoming: Matt Cunningham (Chairperson) – Nancy Barris – Cookies - Matt has begun to meet and greet with new property owners – began deliveries in July/August – Added one new owner to the list in December. 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 2025.
 - f. Social Committee: Mark Rising, Chair
 - i. Annual Picnic
 - ii. Date – Saturday, August 16, 2025
 - iii. Time – 11am-3pm
 - iv. Location – South Pond
 - v. Budget - \$8000
 - vi. Committee
 - vii. Site Services – Bruno’s Party Time – Ashtonz (\$800) – Daniel Rodriquez (\$950) -
- 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
 - b. Current Financial Report
 - c. Review/approve payment of bills if any – Motion to Approve – Matt D. – Seconded – Brian - Approved
- 5) Accounting/Budget
- a. Report
 - b. Budget Review
 - c. Balance sheet
 - d. Income statement
 - e. Reserves

- f. Tax preparation – File – Sign and submit tax documents – State & Federal - Dawn
- g. 180 Accounting
- h. Insurance Policies
- i. QB – reconciled Q3

6) Future Meeting Schedule:

- a. Regular board meetings (Second Monday @ 6pm) – March 10, 2025
- b. Annual Budget Meeting – February 10, 2025 (6-8pm)
- c. Annual Meeting – February 10, 2025 (6-8pm)
- d. Annual Meeting/Budget Meeting – Notices to go out by January 10, 2025
Woodmoor Barn Community Center
1691 Woodmoor Drive
Monument, CO 80132

7) Any other business

8) Adjournment – 7:00pm Motion – Matt D. - Seconded – Bill D. - Approved