

Walden Property Owners' Association  
Board of Directors Meeting Agenda  
April 14, 2025  
1310 Embassy Court  
Monument, Colorado 80132  
Commence Meeting - 6:00PM

The meeting commenced: 6:07pm

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

Approval of the agenda – Motion to Approve – Matt C. – 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)
  - b. Trash Service – Same day pickup for entire community/discounted rate - Dawn
- 2) ACC Report – Matt (Current Committee Members – Matt D., Bill, Mark)
- 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. Signs to be made “stay off ponds – thin ice” - Bill found signs and had updated signs made and replaced “trails” signs 4/14/2025 will post within 30 days – “Music at the Pond” signs, were these picked up after MatP - Matt D.
    - vii. Dog Stations – Keys – David Mayhall
    - viii. Pickle Ball Courts – Spring - clean and repaint lines – resurface – Brian Wright – contractors – Contractors scheduled to visit courts for estimates
    - ix. Entrance Monuments – D. Wessling (volunteer) – stain wood and clean up (Victor)
  - 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
- iii. Post 2025 Directory

c. CCC: Matt Dunston, Brian

d. Forest Management: Bill Dunston – Chair

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

- 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 (\$3,303.49) – Ashtonz (Band - \$835) – Daniel Rodriguez (Magician - \$950) – Metamorphases (Face Painting - \$1,000) – Bounce House – Grill \$100

4) Review/approve prior board meeting minutes. – Motion to Approve – Matt C. – Seconded – Brian - 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 – Matt C. - 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 Q4

6) Future Meeting Schedule:

- a. Regular board meetings (Second Monday @ 6pm) – May 12, 2025

7) Any other business

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