

Walden Property Owners' Association
Board of Directors Meeting Agenda
Monday, May 13, 2024
4650 Red Rock Ranch Drive
Monument, Colorado 80132
Commence Meeting @ 6:00PM

The meeting commenced: 6:15pm

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

Approval of the agenda – Motion – Matt C., Seconded – Matt D. - Approved

- 1) Resident remarks, if any, on topics not on the agenda
- 2) ACC Report – Matt, Bill (Current Committee Members – Matt D., Bill, Mark)
 - a. New Build – Southwest Prairie Homes - MD
 - b. Green House – Mattarochia - MD
 - c. Landscaping – Hobbs -MD
 - d. Shed – Schwartz - MD
 - e. Exterior Painting – Wessling - MD
 - f. Lot lines – Carlile – MD
- 3) Committee Reports if any.
 - a. Beautification, Trails & Ponds: Bill - Chair
 - i. Pond & Trails - HH Volunteer Committee – Mitch Dawson – Paul Ceciliani
 - ii. Repairs – Colorado Pond & Lake drain vs. dredge north pond to remove cattails, silt, algae, electric pump for north pond – fountains – lights
 - iii. Upgrades – add fish (upper pond 5/14/2024) – Liley Fisheries
 - iv. Maintenance/Plowing – Victor – mowing/mulch/beds
 - v. Locate “stay off ponds – thin ice” “trails” signs – “Music at the Pond” signs – Brian Wright – Broken sign at South Pond – Matt D. to remove.
 - vi. Dog Stations – Need truck registered and insured.
 - vii. Pickel Ball Courts – clean and repaint lines – resurface?
 - viii. Entrance Monuments – landscape upkeep – Victor - 3
 - b. Communications, Directory, and Website:
 - i. Website/Email – Dawn Tahaney
 - ii. Add Committees – Volunteer Opportunities
 - iii. Holiday Decorations – Volunteers

iv. Directory Posted – 5/10/2024.

- c. CCC: Matt Dunston, Brian Wright – Flannery - House/Shed on Trailer – to be sold/removed within two weeks -
 - d. Forest Management: Bill Dunston – Chair
 - e. Welcoming: Matt Cunningham (Chairperson) – Nancy Barris – Cookies - Mugs – Order new mugs – Order placed 3/20/2024 – Order confirmed 4/3/2024 – Order will ship 6/7 – 6/21/2024
 - 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 – Bounce House - Port-A-Jons – Trash Cans (Matt Dunston) – Bruno’s Party Time Rentals, Inc. – Scheduled/Paid – Charlie Searle /Richard Massey – Scheduled/Paid – Daniel Rodriquez (magician, balloon animals) – Scheduled/Paid – Liz Reza – Metamorphaces (Face Painting) – Scheduled – Needs – Resident Volunteers
- 4) Review/approve prior board meeting minutes. – Motion Brian – Seconded – Matt D. - Approved
- a. Treasure’s Report – Motion to Approve – – Seconded – - Approved
 - b. Current Financial Report
 - c. Review/approve payment of bills if any – Motion to Approve – – Seconded – - Approved
- 5) Accounting/Budget
- a. Report
 - b. Budget Review
 - c. Balance sheet
 - d. Income statement
 - e. Reserves
 - f. Tax preparation – Filed – New Invoice – need to check as previous invoice was paid in full
 - g. 180 Accounting – Audit?

