

Walden Property Owners' Association
Board of Directors Meeting Agenda
November 11, 2024
1310 Embassy Court
Monument, Colorado 80132
Commence Meeting @ 6:00PM

The meeting commenced: 6:10pm

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

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

- 1) Resident remarks, if any, on topics not on the agenda
 - a. Trail cleanup before Fall – Matt D. – NE End Detention Pond
 - b. Lamp post and lights – South Pond – Matt D. – Leon
- 2) ACC Report – Matt (Current Committee Members – Matt D., Bill, Mark)
 - a. Fence – Kim - Approved
 - b. Lee – driveway repair and pave lower – add storage shed lower driveway – Matt D.
 - c. McGuire – Pinehurst – Pool – Matt D.
 - d. Bakers Farm Road – Solar Panels – Matt D.
 - e. Csrnko – Driveway repair – decorative stone edging – Matt D.
- 3) Committee Reports if any
 - a. Beautification, Trails & Ponds: Bill - Chair
 - i. Pond & Trails - HH Volunteer Committee – Mitch Dawson – Paul Ceciliani
 - 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 (order additional signs for next year) – Brian Wright – Drew Stevenson - Signs

- 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. Pickel Ball Courts – Spring - clean and repaint lines – resurface
 - ix. Entrance Monuments - Kevin Simbeck – Holiday Decorations - install 12/1/2024
 - b. Communications, Directory, and Website:
 - i. Website/Email – Dawn Tahaney
 - ii. Add Committees – Volunteer Opportunities
 - c. CCC: Matt Dunston, Brian Wright
 - i. Trailer – Matt D.
 - ii. Cat complaint – Bakers Farm Road – Matt D.
 - 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 four new owners to the list in November.
 - 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
- 4) Review/approve prior board meeting minutes. – Motion to Approve Bill – Seconded – Matt C. - Approved
- a. Treasure's Report – Three outstanding Annual Dues Assessment – same three residents 2023 & 2024 Motion to Approve – Matt C. - Seconded – Matt D. - Approved
 - 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) – December 9, 2024
 - 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 15, 2025

- 7) Any other business
- 8) Adjournment – 7:00pm Motion – Brian - Seconded – Matt C. - Approved