

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

The meeting commenced: 6:05pm

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

Approval of the agenda

- 1) Resident remarks, if any, on topics not on the agenda
- 2) ACC Report – Matt, Bill (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 – drain vs. dredge north pond to remove cattails, silt, algae
    - ii. Repairs – electric pump for north pond
    - iii. Upgrades – add fish
    - 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 to remove
    - vi. Dog Stations – Need truck registered and insured.
    - vii. Pickle Ball Courts – clean and repaint lines – resurface?
  - b. Communications, Directory, and Website:
    - i. Website/Email – Dawn Tahaney
    - ii. Add Committees – Volunteer Opportunities
    - iii. Holiday Decorations – Volunteers
    - iv. Post Directory 4/15/2024
  - c. CCC: Matt Dunston, Brian Wright – Tent/Awning – been removed - 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 to Approve – Matt D.  
 Seconded – Brian - Approved
  - a. Treasure’s Report – Motion to Approve – Matt D – Seconded – Matt C. -  
 Approved
  - 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 – Filed – Need to pay invoice – Check Invoice Date
  - g. 180 Accounting – Audit?
  - h. Insurance Policies – Shop rates on renewal
  - i. QB – reconciled Q1
  
- 6) Future Meeting Schedule:
  - a. Regular board meetings (Second Monday @ 6pm) – May 13, 2024
  - b. Annual Budget Meeting – September 16, 2024 (6-8pm) – Scheduled/Paid
  - c. Annual Meeting – September 16, 2024 (6-8pm) – Scheduled/Paid
  
- 7) Any other business
  
- 8) Adjournment – 7:15 PM