

Walden Property Owners' Association  
Board of Directors Meeting Agenda  
September & October 14, 2024  
1230 Scarsbrook Court  
Monument, Colorado 80132  
Commence Meeting @ 6:00PM

The meeting commenced: 6:10pm

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

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

- 1) Resident remarks, if any, on topics not on the agenda
  - a. Trail cleanup before Fall – Matt D.
  - b. Lamp post and lights – South Pond – Matt D.
  - c. Holiday Decorations – December 1, 2024 – Matt D.
- 2) ACC Report – Matt (Current Committee Members – Matt D., Bill, Mark)
  - a. Lee – driveway repair and pave lower – add storage shed lower driveway – Matt D.
  - b. McGuire – Pinehurst – Pool – Matt D.
  - c. Rosten – Fence & Shed – Matt D. - Approved
  - d. Bakers Farm Road – Solar Panels – Matt D.
  - e. Kim – Fence – Matt D.
  - f. 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
    - iii. Repairs – Colorado Pond & Lake – Six treatments – killed algae. Remove cattails – Victor – Seed lower pond
    - iv. Upgrades
    - v. Maintenance/Plowing – Victor – mowing/mulch/beds – Aaron
    - vi. Locate “stay off ponds – thin ice” “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 – clean and repaint lines – resurface
    - ix. Entrance Monuments
    - x. Trails
  - b. Communications, Directory, and Website:
    - i. Website/Email – Dawn Tahaney
    - ii. Add Committees – Volunteer Opportunities
    - iii. Holiday Decorations – Volunteers – Kevin Simbeck – install 12/1/2024
  - 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 eight new homeowners to list in October
  - f. Social Committee: Mark Rising, Chair
    - i. Annual Picnic
    - ii. Date – Saturday, August 17, 2024
    - 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 Matt D. – Seconded – Brian - Approved
- a. Treasure's Report – Three outstanding Annual Dues Assessment – same three residents 2023 & 2024 Motion to Approve – Brian - 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
  - g. 180 Accounting
  - h. Insurance Policies
  - i. QB – reconciled Q3
  
- 6) Future Meeting Schedule:
  - a. Regular board meetings (Second Monday @ 6pm) – November 11, 2024
  - b. Annual Budget Meeting – February 11, 2025 (6-8pm)
  - c. Annual Meeting – February 11, 2025 (6-8pm)
  - d. Annual Meeting/Budget Meeting – Notices to go out by January 15, 2025
  
- 7) Any other business
- 8) Adjournment – 7:10pm Motion – Brian - Seconded – Matt D. - Approved