

**Cody Homeowners Annual Meeting**  
**January 14, 2019**  
**Church of Christ**  
**2893 F Road, Grand Junction, CO**  
**(7:00 P.M.)**

- I. The Annual Meeting of Cody Homeowners Association was held on January 14, 2019, at the Church of Christ, 2893 F Road, Grand Junction, Colorado. The meeting was called to order at 7:02 P.M. by Gary Langdon, President. There were 17 voting members and 30 proxy votes present at this meeting providing a quorum of at least 26 present.
- II. Gary called for the reading of the Minutes of the 2018 Annual Meeting and time was allotted for homeowners to read the minutes which had been distributed by Kathy Bowen, Secretary/Treasurer. Gary asked if there were any questions, additions or corrections to the minutes. There were none and Verna Bunn made the motion to accept the minutes as read, it was seconded by Pam Grout and the membership voted to accept the minutes as presented.
- III. Gary moved on to nomination of Board Members and officers for 2019. All current board members and officers indicated their willingness to serve again for 2019. Nominations were asked for and none were received. Verna Bunn made the motion to retain the current board and officers by acclamation, Roberta Smith seconded the motion, and the membership voted to accept the current board members and officers by acclamation to serve again in 2019.
- IV. Gary then asked Kathy Bowen, Secretary/Treasurer to present the financial report for 2018. A copy of the Income & Expenses report was given to all members present and Kathy Bowen went over the previous year's expenses. Income for 2018 was \$14,535 + a carry-over from 2017 of \$6,239.44 for a total of \$20,579.44 and expenditures were \$17,577.17. The balance in the checking account as of December 31, 2018 was \$3,197.27 and the money market account balance was \$16,543.42. Kathy asked for any questions regarding the financial report. There were no questions, and Chuck Haigler made the motion to accept the report as presented, it was seconded by Ned Bunn and the membership voted to accept.
- V. Gary asked Kathy Bowen to present the proposed Budget for 2019. The total amount budgeted for 2019 was \$17,230. It was recommended that the HOA dues remain at \$150 per home per year. Verna Bunn made the motion to accept the budget as presented, it was seconded by Sheila DuCray and voted on and passed by the membership.
- VI. Gary asked if there was any old business to discuss and there was none. We then moved on to New Business. Gary Langdon asked if we are going to replace the trees in the retention pond area this year. After discussion by the membership, it was decided not to replace the trees to make maintenance of the pond area easier. Joe Grout gave a report on the pump house, saying we went over budget in that area due to the failure of a pump motor which had to be replaced.
- VII. Gary asked if there was any other business or questions. There being none, Ty DuCray made the motion that we adjourn, Ned Bunn seconded the motion and the meeting was adjourned at 7:27 PM.

Respectfully Submitted by,

Kathy Bowen, Secretary/Treasurer