

Minutes of November 21, 2019 Cody HOA Board Meeting

The November 20, 2019 meeting of Cody HOA Board of Directors was held at the home of Joe Grout, 2959 ½ Bookcliff Avenue, and called to order at 7:10 PM by Gary Langdon, President. Those present in addition to Gary were: Joe Grout, Tyron Ducray, Ned Bunn (Board Members) and Kathy Bowen (Secretary/Treasurer).

Kathy passed out a current Income & Expense Statement showing \$14,475 in total income. Total expenses for the HOA as November 11, 2019 were \$12,885.19. There is currently \$5,057.08 in checking and \$16,681.78 in the Money Market Account. There were no questions regarding the Treasurer's report and Joe Grout made the motion to accept, Ty seconded, it was voted on and accepted.

Under new business, Kathy presented the proposed budget of \$17,205 for 2020. Joe brought up the subject of needed improvements to the electrical system in the pump house. It is antiquated and replacement parts are hard to find. He has not had a chance to get bids from electricians as of yet, and it was agreed upon by all that the budget would remain the same and if necessary, we can use some of the money in the Money Market account for the electrical repairs. The budget of \$17,205 was accepted by the board for 2020. Dues will remain at \$150.00 per home with anticipated income of \$14,550 plus approximately (Dec. 2019 bills have not been paid) \$5,000.00 carry over from 2019 for a total of approximately \$22,205.

Joe said we need to find a new lawn person to mow the retention pond, as Kevin has become totally undependable and the guy doing Greenfield Run was not very careful when mowing and ended up breaking off several sprinkler heads. Gary said he has a contact that he will check with and have them contact Joe.

We discussed the need for insurance coverage for volunteer workers in the pump house as it can be dangerous and someone could possibly get injured. Joe has checked with State Farm and several other companies but has not found anything that will work for us. He said he will check with Home Loan to see if they might have the type of coverage we need.

There has been a continual problem of trailers being parked on the streets and in front of the home. We need to clarify to the homeowners what is allowed and what is not allowed. Trailers don't necessarily have to be behind a fence but they must not protrude past the front of the home.

Joe asked Kathy to give Dave Lancaster a \$30 discount on his 2020 HOA dues for the use of his domestic water for the pump house clean outs.

January 13, 2020 was chosen by the board for the 2020 Annual HOA Meeting. Kathy agreed to check with School District 51 about reserving Fruitvale Elementary that night for the meeting.

Joe asked if there was any other business to discuss. There being none. Ty made the motion to adjourn, and Ned seconded the motion. The meeting was adjourned at 8:00 PM.

Respectfully Submitted,

Kathy Bowen
Secretary/Treasurer Cody HOA