

Cody Homeowners Annual Meeting
January 13, 2020
Fruitvale Elementary
585 30 Road, Grand Junction, CO
(7:00 P.M.)

- I. The Annual Meeting of Cody Homeowners Association was held on January 13, 2020, at the Fruitvale Elementary School, 585 30 Road, Grand Junction, Colorado. The meeting was called to order at 7:02 P.M. by Gary Langdon, President. There were 12 voting members and 36 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 2019 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 Tyron DuCray made the motion to accept the minutes as read, it was seconded by Verna Bunn and the membership voted to accept the minutes as presented.
- III. Gary then asked Kathy Bowen, Secretary/Treasurer to present the financial report for 2019. 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 2019 was \$14,745 + a carry-over from 2018 of \$3,197.27 for a total of \$17,942.27 and expenditures were \$12,926.59. The balance in the checking account as of December 31, 2019 was \$5,015.68 and the money market account balance was \$16,709.69. Kathy asked for any questions regarding the financial report. There were no questions, and Verna Bunn made the motion to accept the report as presented, it was seconded by Tyron DuCray and the membership voted to accept.
- IV. Gary moved on to nomination of Board Members and officers for 2020. All current board members and officers indicated their willingness to serve again for 2020. Nominations were asked for and none were received. Verna Bunn made the motion to retain the current board and officers by acclamation, Gary Langdon seconded the motion, and the membership voted to accept the current board members and officers by acclamation to serve again in 2020.
- V. Gary asked if there was any old business to discuss and there was none. We then moved on to New Business. Joe Grout said we need to find a new lawn company to mow the retention pond every two weeks during the summer. He asked if anyone knew of a company that they would recommend. Chuck Haigler said he might know of someone and would get the contact information to Joe. Alecia Gordon also said she would check around for possible companies. The subject of buying our own riding lawn mower at an expense of about \$2,000 was brought up, and Tyron DuCray who lives right across the street from the retention pond said he would be willing to mow it if the HOA decides to go that route. Joe said he will continue to try to find a company willing to mow it for reasonable cost and that we would keep that option on the back burner as an alternative solution. Joe also mentioned that he has been trying to find an insurance company that provides insurance for volunteer workers in case someone should get hurt doing volunteer work for the HOA. So far, he has not had any success finding a company that will provide that type of insurance. Pam Grout asked if anyone present would be willing to help out at the pump house. Joe said we just need several people willing to go to the pump house once a day to check to make sure the pumps are working okay. Chuck Haigler said he would be willing to do that, but we still need at least one more person.
- VI. Gary asked Kathy Bowen to present the proposed Budget for 2020. The total amount budgeted for 2020 was \$17,205. It was recommended that the HOA dues remain at \$150 per home per year which would give us a total of \$19,565.68 (including the carryover from 2019). Verna Bunn made the motion to

accept the budget as presented, it was seconded by Pam Grout and voted on and passed by the membership.

- VII. Gary asked if there was any other business or questions. Joe Grout gave a short report on the pump house. There were several issues last summer with the antiquated electrical system and parts were difficult or impossible to find. He is going to be getting bids from several electricians to have the electrical system updated. We now have 2 reserve pumps in place and overall, the pump house is functioning much better than in years past. There was no other business to discuss and Ned Bunn made the motion that we adjourn, Tyron DuCray seconded the motion and the meeting was adjourned at 7:29 PM.

Respectfully Submitted by,

Kathy Bowen, Secretary/Treasurer