

Cody Homeowners Annual Meeting
January 18, 2022
Fruitvale Elementary
585 30 Road, Grand Junction, CO
(7:00 P.M.)

- I. The Annual Meeting of Cody Homeowners Association was held on January 18, 2022, at the Fruitvale Elementary School, 585 30 Road, Grand Junction, Colorado. The meeting was called to order at 7:08 P.M. by Gary Langdon, President. There were 10 voting members and 35 proxy votes present at this meeting providing a quorum of at least 26 present.
- II. There was no reading of the minutes due to having no annual meeting of the homeowners in 2021 because of the Covid virus restrictions. The Board and officers agreed to serve again during 2021 and also agreed to use the same budget for 2021 that was approved by the homeowners in 2020. The 2020 Financials and Budget for 2021 were posted on the Cody HOA website.
- III. Gary asked Kathy Bowen, Secretary/Treasurer to present the financial report for 2021. 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 2021 was \$14,610.74 + a carry-over from 2020 of \$6,367.95 for a total of \$20,978.69 and expenditures were \$17,321.97. The balance in the checking account as of December 31, 2021 was \$3,656.72 and the money market account balance was \$21,757.91 (\$5,000 was transferred from checking to the money market account in 2021). 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 Pam Grout and the membership voted to accept.
- IV. Gary moved on to nomination of Board Members and officers for 2022. All current board members and officers indicated their willingness to serve again for 2022. Nominations were asked for and none were received. Verna Bunn made the motion to retain the current board and officers by acclamation, Mary Ann Bogani seconded the motion, and the membership voted to accept the current board members and officers by acclamation to serve again in 2022.
- V. Gary asked Kathy Bowen to present the proposed Budget for 2022. The total amount budgeted for 2022 was \$16,330. It was recommended that the HOA dues remain at \$150 per home per year which would give us a total of \$18,206.72 (including the carryover from 2021). Verna Bunn made the motion to accept the budget as presented, it was seconded by Jesse Medina 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. Ty Ducray asked if we were going to use the same lawn care company to mow the retention pond for 2022, and Joe Grout replied that they were doing a good job, and he recommended that we use them again. Joe gave a report on the pump house saying that it needs some major electrical upgrades this year. Ty said we also need to have lights installed in the pit to make it safer to do the clean outs. Joe has contacted C W Peterson Electric to do the repairs for \$75.00 per hour plus parts. They anticipate it taking about 1 day to do the repairs and hope to have it done in mid February. Joe said that in the year 2020 Cody had 10 days it couldn't provide irrigation water and in 2021 there were only 5 days with no irrigation water. But if the electrical repairs and upgrades are not completed, there is no guarantee he can keep the pump house running.
- VII. Gary asked if there was any other business or questions. Brandon Ray who lives at 599 Darby which borders on to Patterson Road, asked about the maintenance of the strip of land between the home's fences Patterson Road. Joe replied that it is considered the homeowners property by the City of Grand

Junction and the homeowners are responsible for maintaining it and keeping the weeds down and that the HOA does not want to take on the responsibility of maintaining it. Brandon said he would like to see more gravel along Sara Jordan's property at 598 Darby as she is out of town a lot, and he has been trying to keep the weeds under control for her. Ty said he could provide the gravel and Brandon said he would provide the underlayment and take care of spreading the gravel out. Brandon also mentioned that the Cody signs are in disrepair and he thinks they need to be replaced. The board agreed to check into getting new signs designed and installed to improve the appearance of the entrance into our subdivision. Teri Whiting, the new owner of 577 Pioneer Road introduced herself and asked if there are any paint requirements for exterior colors. The board said there are none but their preference is for more neutral colors that blend in with other homes in the subdivision. Teri's home was painted bright yellow by the previous owners and she said she plans on painting it in the future. There was no other business to discuss and it was agreed by all to adjourn at 7:40 PM.

Respectfully Submitted by,

Kathy Bowen, Secretary/Treasurer