

Minutes of December 14, 2021 Cody HOA Board Meeting

The December 14, 2021 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, Jesse Medina (Board Members) and Kathy Bowen (Secretary/Treasurer).

Kathy passed out a current Income & Expense Statement showing \$14,475 in total income for 2021. Total expenses for the HOA as December 14, 2021 were \$17,321.97. There is currently \$3,656.72 in checking and \$21,757.91 in the Money Market Account (\$5000 was transferred from checking to the money market account in 2021). 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 \$16,330 for 2022 and recommended the dues remain at \$150 per home. 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. It was decided by the board not to budget for this expense and if necessary, we can always pull funds out of the money market account. The budget of \$16,330 was accepted by the board for 2022. Dues will remain at \$150.00 per home with anticipated income of \$14,550 plus the carryover from 2021 of \$3,656.72 for a total of \$18,206.72 available for 2022.

Plans for the annual meeting were discussed with the possibility of holding the meeting on Saturday afternoon, January 15, 2022, provided Fruitvale Elementary is available to use on a Saturday. Several homeowners had said they would attend the meeting if it could be held during the day. Kathy agreed to check with School District 51 about reserving Fruitvale Elementary on a Saturday for the meeting and if it is not available on Saturdays, she will reserve it for a week night.

Joe asked if there was any other business to discuss. There being none. Ty made the motion to adjourn, and Jesse seconded the motion. The meeting was adjourned at 7:45 PM.

Respectfully Submitted,

Kathy Bowen
Secretary/Treasurer Cody HOA