

Minutes of December 6, 2022 Cody HOA Board Meeting

The meeting was held at the home of Joe Grout, 2959 ½ Bookcliff Avenue and called to order at 7:00 PM by Gary Langdon, President. Those present were: Joe Grout, Ty DuCray, Jesse Medina (Board Members), Gary Langdon (President) and Kathy Bowen (Secretary/Treasurer).

Kathy passed out the 2022 Income & Expense Report showing as of December 6, 2022 \$5,531.52 in checking and \$21,759.83 in the money market account. There were no questions regarding the report and Gary asked that it be filed as presented.

Joe Grout gave a report on the pump house saying a new float needed to be installed at a cost of about \$30 plus labor. He is also proposing to change the current mechanical timers to new electronic timers in the spring. Joe also noted that it may become necessary to have a functional 3rd pump set in place. The property owned by the Clegg's at 2962 ½ N Ronlin has a pond fed by irrigation water that is causing problems with Cody's pump house operations. Joe is going to check into the By-Laws of HPLD to see if we can force them to do away with the pond.

Kathy presented the proposed budget for 2022. The budget presented was \$16,705 in expenditures with \$17,075 in total funds available with dues kept at \$150 per home and \$2,525 carry over from 2022. After discussion among the board members, it was decided to accept the proposed budget for 2023.

The Annual HOA Meeting was discussed with Monday, January 23, 2023 chosen as the date for the meeting to be held at 7:00 PM at Frutvale Elementary. Kathy said she would contact the school district to reserve a room for the meeting. It was agreed by all to move the meeting to the following Monday if the school is not available on Jan. 23rd.

There being no further business to discuss, the meeting was adjourned at 7:45 PM.

Respectfully Submitted,
Kathy Bowen
Secretary/Treasurer Cody HOA