

Cody Homeowners Annual Meeting
January 23, 2023
Fruitvale Elementary
585 30 Road, Grand Junction, CO
(7:00 P.M.)

- I. The Annual Meeting of Cody Homeowners Association was held on January 23, 2023, 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. Time was allotted for the reading of the 2022 Annual Meeting minutes. There were no additions, corrections or questions regarding the minutes. A motion was made to accept the 2022 minutes, it was seconded and approved by the membership.
- III. Gary asked Kathy Bowen, Secretary/Treasurer to present the financial report for 2022. 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 2022 was \$17,663.32 + a carry-over from 2021 of \$3,656.72 for a total of \$21,320.04 and expenditures were \$15,009.99. The balance in the checking account as of December 31, 2022 was \$6,310.05 and the money market account balance was \$21,760.01. Kathy said she would be transferring \$3000 from checking into the money market account in the near future. Kathy asked for any questions regarding the financial report. There were no questions, and a motion to accept the report as presented was made, seconded and the membership voted to accept.
- IV. Gary moved on to nomination of Board Members and officers for 2023. All current board members and officers indicated their willingness to serve again for 2023. Nominations were asked for and none were received. Brett Argo made the motion to retain the current board and officers by acclamation, it was seconded, and the membership voted to accept the current board members and officers by acclamation to serve again in 2023.
- V. Gary asked Kathy Bowen to present the proposed Budget for 2023. The total amount budgeted for 2023 was \$16,705. It was recommended that the HOA dues remain at \$150 per home per year which would give us a total of \$20,860.05 (including the carryover from 2022). Alex Treto 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. Joe Grout gave a report on the operation of the pump house. Joe reported that he has had to deal with several high-pressure leaks around the N Ronlin and Darby intersection. Also, while he was on vacation last summer, there were several major irrigation leaks and problems that were dealt with by Jesse Medina and Gary Langdon with Joe's assistance via phone. The retention pond filled with water during a major rainstorm this past summer but did not overflow. Joe said there is a problem with everyone wanting to turn on their water at 6:00 AM when the pumps come on, causing the pump house to shut down which requires him or Jesse to go to the pump house and turn them back on. He said he is considering changing the hours that the pump house runs. Jennifer Graham complained that she quite frequently cannot get irrigation water when it is supposed to be on.
- VII. There being no further business to discuss, a motion was made and seconded to adjourn the meeting. It was agreed upon by all members and the meeting was adjourned at 7:32 PM.

Respectfully Submitted by,

Kathy Bowen, Secretary/Treasurer