

Cody Homeowners Annual Meeting

January 16, 2024

Fruitvale Elementary

585 30 Road, Grand Junction, CO

(7:00 P.M.)

- I. The Annual Meeting of Cody Homeowners Association was held on January 16, 2024, 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 9 voting members and 27 proxy votes present at this meeting providing a quorum of at least 26 present.
- II. Time was allotted for the reading of the minutes of the 2023 Annual Meeting. There were no additions, corrections or questions regarding the minutes. Brett Argo made the motion to accept, Pam Grout seconded the motion and the membership voted to accept the minutes as presented.
- III. Gary asked Kathy Bowen, Secretary/Treasurer to present the financial report for 2023. 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 2023 was \$14,680.28 + a carry-over from 2022 of \$6,310.05 for a total of \$20,990.33 and expenditures were \$18,088.38. The balance in the checking account as of December 31, 2023 was \$2,901.95 and the money market account balance was \$24,768.57 (\$3,000 was transferred from checking to the money market account in 2023). Kathy asked for any questions regarding the financial report. There were no questions, and Jesse Medina made the motion to accept the report as presented, it was seconded by Alex Treto and the membership voted to accept.
- IV. Gary moved on to the nomination of Board Members and officers for 2024. All current board members and officers indicated their willingness to serve again for 2024. Nominations were asked for and none were received. Brett Argo made the motion to retain the current board and officers by acclamation, Pam Grout seconded the motion, and the membership voted to accept the current board members and officers by acclamation to serve again in 2024.
- V. Gary asked Kathy Bowen to present the proposed Budget for 2024. The total amount budgeted for 2024 was \$17,625. It was recommended that the HOA dues remain at \$150 per home per year which would give us a total of \$17,451.95 (including the carryover from 2023). Jesse Medina made the motion to accept the budget as presented, it was seconded by Alex Treto 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 gave a report on the pump house saying that there was a line leak caused by pin holes in a coupling which was repaired at a cost of \$534.65. The biggest issue with the pump house this summer was damage to the pump seals caused by all the ash in the water from forest fires. Joe is going to have Monroe Pump look at one of the pumps this spring and do repairs on it. On the pump house itself, Joe said the wood floor is getting soft from water damage and the solution is to install rectangle trays to drain water back into the cistern. He has a quote from All Metals to build the trays. Joe was not able to get an electrician to install new timers last summer but will have them installed this spring. Also, the suction tubes into the cistern need to be replaced with steel tubes this spring.

Highland Park Lateral Ditch and Drain Company (HPLDDC) is now requiring a "Resolution of Members" from each HOA granting them the authority to act on behalf of each member. Because very few, if any of our members attend HPLDDC's Annual Meeting, we have included them in our HOA Proxy which is mailed out to our members every January. This proxy gives both Cody HOA and HPLDDC the authority to act on the members' behalf, and we typically get enough signed proxies back to meet our HOA quorum requirements.

VII. Gary asked if there was any other new business or questions. Juanita Craig who is the new owner of 576 Pioneer Road had a question about her sprinkler locations. Joe responded that the HOA has no knowledge about the individual sprinkler systems and only deals with the main irrigation lines. There was no other business to discuss and it was agreed by all to adjourn at 7:28 PM.

Respectfully Submitted by,

Kathy Bowen, Secretary/Treasurer