

Cody Homeowners Annual Meeting

January 22, 2025

Fruitvale Elementary

585 30 Road, Grand Junction, CO

(7:00 P.M.)

I. The Annual Meeting of Cody Homeowners Association was held on January 22, 2025, at the Fruitvale Elementary School, 585 30 Road, Grand Junction, Colorado. The meeting was called to order at 7:12 P.M. by Gary Langdon, President. There were 9 voting members and 39 proxy votes present at this meeting providing a quorum of at least 26 present.

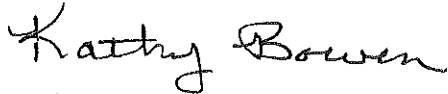
II. Time was allotted for the reading of the minutes of the 2024 Annual Meeting. There were no additions, corrections or questions regarding the minutes. Devin Stotler made the motion to accept, Jesse Medina seconded the motion and the membership voted to accept the minutes as presented.

III. Gary asked Kathy Bowen, Secretary/Treasurer to present the financial report for 2024. 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 2024 was \$14,515.24 + a carry-over from 2023 of \$2,901.95 for a total of \$17,417.19 and expenditures were \$15,332.64. The balance in the checking account as of December 31, 2024 was \$2,084.55 and the money market account balance was \$24,779.83. Kathy asked for any questions regarding the financial report. There were no questions, and Devin Stotler made the motion to accept the report as presented, it was seconded by Jesse Medina and the membership voted to accept.

V. Gary asked if anyone present would be willing to serve as new board members for 2025. There was some discussion on the responsibilities of the board members, and none of the present membership volunteered to serve on the board. Joe explained that he is willing to remain on the board for 2025 and 2026 but will be stepping down as the pump house operator at the end of this year. Joe would like for someone in the HOA to help him this summer to learn about the pump house operations to be prepared to take over in the 2026 irrigation season. Jesse Medina and Ty DuCray agreed to serve again in 2024 but will be stepping down from the board in 2026. Gary Langdon agreed to serve again in 2025 as President and Kathy Bowen agreed to serve as Secretary/Treasurer again in 2025.

VI. Due to the lack of interest and participation from the HOA membership who chose not to attend the Annual Meeting for the Cody HOA, the decision was made to table this meeting and possibly scheduling another meeting in the future. Chuck Haigler made the motion to adjourn which was seconded by Ted Hardy. There was no other business to discuss and it was agreed by all to adjourn at 7:30 PM.

Respectfully Submitted by,

A handwritten signature in cursive script that reads "Kathy Bowen". The signature is written in black ink and is positioned above the typed name.

Kathy Bowen, Secretary/Treasurer