

Cody Homeowners Annual Meeting

January 24, 2026

Church of Christ of Grand Junction

2893 Patterson Rd, Grand Junction, CO

(1:00 P.M.)

I. The Annual Meeting of Cody Homeowners Association was held on January 24, 2026, at the Church of Christ of Grand Junction, 2893 Patterson Rd, Grand Junction, Colorado. The meeting was called to order at 1:03 P.M. by Gary Langdon, President. There were 19 voting members and 41 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 2025 Annual Meeting. There were no additions, corrections or questions regarding the minutes. Brett Argo 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 2025. 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 2025 was \$15,075.23 + a carry-over from 2024 of \$2,084.54 for a total of \$17,159.78 and expenditures were \$14,992.89. The balance in the checking account as of December 31, 2025 was \$2,166.89 and the money market account balance was \$23,637.30. Kathy explained that 2 payments totaling \$1,155.75 were paid from the Money Market account and were not reflected in the total expenses for 2025 so the expenses would match the check register. 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 Alex Treto and the membership voted to accept.

IV. Gary moved on to the nomination of Board Members and officers for 2026. Jesse Medina presented his resignation from the board in writing. The remaining board members and officers indicated their willingness to serve again for 2026. Nominations were asked for to fill Jesse's position 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 2025. (Allison Tanui, 2972 N Ronlin Avenue offered to serve on the 2026 Board on January 25th and was confirmed by the other board members and officers on January 26, 2026).

V. Gary asked Kathy Bowen to present the Proposed Budget for 2026. The total amount budgeted for 2026 was \$28,520. Joe Grout presented an Addendum to the Proposed Budget explaining the repairs needed at the pump house and the expected costs associated with said repairs. Joe also said he would charge the HOA \$400 per month during the irrigation season to maintain the pump house. He also stated that if no one was available to shut the pump house down in case of an emergency when he left town, he would shut down the pump house whether it was one day or a week. Alex Treto and

Jordan Cario volunteered to be available to shut down the pump house in case of emergencies. Joe is getting a designated phone line for the HOA with a cell phone he can leave with someone to take emergency calls while he is out of town. These added costs are reflected in the proposed budget. It was recommended that the HOA dues be raised to \$260 per home per year which would give us a total of \$27,386.89 (including the carryover from 2025). Ty DuCray made the motion to accept the budget as presented, it was seconded by Jesse Medidna and voted on and passed by the membership.

VI. Joe opened up the meeting to the homeowners with any questions or concerns. Barb Seibel, a new homeowner in our subdivision had several questions regarding the irrigation system and who is responsible for maintaining which lines. Joe met with her after the meeting was adjourned and addressed her concerns. Joe also stated that all homeowners should have a copy of the CCR's for Cody Subdivision and if not, they are available on our web site: codyhoa.com along with the Bylaws. He addressed a fence issue the board has been dealing with on Boolcliff Ave. where a homeowner installed a vinyl fence around her front yard in violation of our Covenants. After dealing with her directly about the issue which she refused to correct, we had to hire an attorney to take her to court to enforce our Covenants.

VI. Gary asked if there was any other new business or questions. There being none, it was agreed by all to adjourn at 1:57 PM.

Respectfully Submitted by,

Kathy Bowen, Secretary/Treasurer