

Minutes of February 10, 2026 Cody HOA Board Meeting

The meeting was held at the home of Joe Grout, 2959 ½ Bookcliff Avenue and called to order at 6:00 PM by Gary Langdon, President. Those present were: Joe Grout, Ty DuCray , Gary Langdon, Kathy Bowen, Allison Tanui, Alex Treto, Karen Sabra and Jordan Cario.

Joe announced that he is stepping down from his post as a board member but will continue to serve as pump house administrator. Alex Treto agreed to take over Joe's position on the board and Allison Tanui agreed to take over Jesse Medina's position on the board. Our board of directors now consists of Ty DuCray, Alex Treto and Allison Tanui with Gary Langdon continuing as President and Kathy Bowen continuing as Secretary/Treasurer.

Joe said he has the new cell phone for the pump house activated and has posted the number on the Cody website for homeowners to call if they have an irrigation water issue. He also passed out a copy of the notice he posted on the website regarding the Cody irrigation system and the irrigation operator duties.

Kathy reported that she had not received an invoice as of yet from Highland Park Lateral Ditch and Drainage Company and that she would contact them if she hadn't received anything by Feb. 15th.

There being no further business to discuss, the meeting was adjourned at 7:00 PM.

Respectfully Submitted,
Kathy Bowen
Secretary/Treasurer Cody HOA

Minutes of December 22, 2025 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, Jesse Medina, Ty DuCray (Board Members), Gary Langdon (President) and Kathy Bowen (Secretary/Treasurer).

Kathy passed out the 2025 Income & Expense Report showing as of December 22, 2025 \$2,166.89 in checking and \$23,637.30 in the money market account. There were no questions regarding the report and Gary asked that it be filed as presented.

Kathy presented the proposed budget for 2026. The budget presented was \$28,520 in expenditures with \$27,386.89 in total funds available with dues raised to \$260 per home and \$2,166.89 carry over from 2025. Joe explained that there are major repairs needed for the pump house for the coming year, the need of a designated phone line for the HOA at a cost of approximately \$200 per year and that he will charge the HOA \$400 per month + \$40 per hour for any hours over 20 hours per month during the irrigation season. Joe said if anyone else wants to step up and volunteer or quote a reasonable rate to do any of these duties, he would gladly step aside. After discussion among the board members, it was decided to accept the proposed budget for 2026.

The Annual HOA Meeting was discussed with Saturday, January 24, 2026 chosen as the date for the meeting to be held at 1:00 PM at Church of Christ of Grand Junction. Joe had already made arrangements to use the church and will pick up the key on the Wednesday prior to the meeting.

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

Respectfully Submitted,
Kathy Bowen
Secretary/Treasurer Cody HOA