

Category	Budget for 2025	Actually Spent 2025	Budget for 2026
Xcel Energy	\$2,000	\$1,917.91	\$2,200
HPLD Irrig. Water Delivery	\$5,050	\$4,797.50	\$5,050
HPLD Drainage	\$505	\$479.75	\$505
Postage/Office/Web	\$1,200	\$718.55	\$1,200
Insurance	\$1,750	\$1,895	\$2,000
Legal Expense	\$0	\$1,000	\$3,000
Pump House Maintenance	\$2,500	\$1,204.83	\$5,540
Pump House Operator	\$0	\$1,660	\$2,800
Line Work	\$1,500	\$0.00	\$2,825
F Rd/Pond Maintenance	Mowing	\$1,300	\$1,625
Pond Improvements	\$0	\$0	\$0
Kathy- Office Rent	\$600	\$600	\$600
Pump House Labor	\$600	\$250	\$600
Cody phone line	\$0	\$0	\$200
TOTALS	\$17,625	\$16,148.54	\$28,520
Under Budget \$1476.46			
Balance in Checking \$2,166.88			
Balance in Money Market \$23,636.30			
Proposed HOA dues for 2026	\$260X102 homes=\$26,520		
Dues waived for Board	(\$1,300)		
	\$25,220		
Carry over from checking	\$2,166.89		
Total available for 2026	\$27,386.89		

Cody HOA board meeting 12/22/2015

Addendum to the proposed budget

1 The line maintenance (items one and two) are necessary, I cannot control the inlet water in case of a cistern issue, requiring me to enter the cistern to do even the simple task of cleaning the inlet screen. As for the two-inch discharge valve I have replaced the guts in that valve at least 4 times since I have returned to the operator status and frankly, I cannot stop the flow of water at the discharge at the pond. We have had the fewest leaks this past year than we ever have had and the discharge valve is the last weak point in the system.

2 The float valve in the cistern does need repaired or replaced but it may not have to be done this year, although as much trouble as I am having trying to locate a new valve, even if we do not replace it right away, I want it available so if the need arises it can be changed out quickly. The \$3000 is only an estimate based on what little info I have been able to find, so this number should get us at least started. I rather expect changing it out instead of attempting to repair the existing one would be an even trade considering the amount of work that would have to be done just to dismantle the existing valve in its present condition.

3. I have resisted dedicating a phone mainly because I did not want to deal with two phones. Now that I am a bit more informed about how the numbers can be forwarded to my regular phone, I am inclined to accept that it can be done. The key for me however is not so much myself but the hope that we will actually have a few homeowners who would be willing to take the phone in my absence, answer the phone if something comes up then go to the pump house, opening the outer gate and walking to the door and flipping a switch to the off position and informing the person with the leak that I have to be contacted for further instructions before water is returned to service. They may do this by having the person reporting leave a voice mail with the pertinent information.

This does two things: 1 it takes care of an immediate issue preventing yard flooding and water waste in my absence, and 2 it forces the person calling to supply a number I can

contact them at to determine what corrective actions need to be taken. Right now, about 50% of the calls I get the owner does not want me to know who they are, let alone allow me to inspect the repair issue to determine whatever repairs were done are acceptable for 60-80 PSI water in the main lines.

I have had on three occasions now had substandard repairs done by homeowners or contractors that failed again in short order, causing more damage to personal property than if they had been repaired correctly the first time. Considering the only thing I am doing, going forward at the homeowner's expense will be to replace the two-inch valve but nothing on the homeowner's side and only if they cannot secure a contractor in a reasonable period (36-48 hours). This way we can return service to the rest of the HOA with the least amount of downtime necessary.

4. I am raising my charge rate to \$400 a month during water season and that is for up to 20 hours of my time. Past those 20 hours in the same month, it is \$40 per hour for any services rendered including pond maintenance, line location services, and general irrigation issues during the season. I also will continue to repair pumps during the season, take care of the cistern duties as required, including startup and shut down in the season. In the off season, if I am doing the work (raking leaves, shoveling snow at the pond, or raking leaves at the pond, repairing or having pumps dropped off for repairs at Munro the rate will be \$40.00 per hour. If anyone wants to volunteer or quote a reasonable price to do any of these duties, if they actually will do the work, so I don't have to, I will gladly step aside.

5 I also need it to be known that I will not be alone in the pumphouse cistern ever if I have no one to at the very least sit on top and dial 911 should something happen to me while I am in the tank. Until someone is available then the work shall wait until such time I have at least one support person. I do not need them to be capable of much more than handing me a forgotten tool and holding a phone, for the most part. If it requires someone to be in the tank along with me, they get \$40.00 hr to assist.

Cody HOA 2026 additional expenses

1. Line maintenance	
A. Replace the 4" inlet valve at the pumphouse	<u>\$ 350.00</u>
New 4" valve and fittings to repair the valve	<u>\$ 250.00</u>
Rental of excavator for ½ day	<u>\$ 125.00</u>
Labor to replace the valve	<u>\$ 125.00</u>
Labor to remove and replace fence panel	<u>\$ 125.00</u>
B. Replace the 2" drain valve at the pond	
New valve and fittings to repair the valve	<u>\$ 125.00</u>
Rental of excavator for ½ day	<u>\$ 250.00</u>
Labor to replace valve	<u>\$ 100.00</u>
2. Pumphouse	
Float Valve replacement or repair	
A. Remove float valve from cistern	<u>\$50.00 hr</u>
B. Labor to tear down the valve	<u>\$ 40.00 hr</u>
a. labor to correct to operable condition	\$400.00
b. If not viable, replace.	<u>\$2500.00</u>
C. Labor to replace the valve in cistern	<u>\$50.00 hr</u>

3. Pumphouse operator

Telephone dedicated to Cody HOA

\$200.00 yearly

A simple plan with a cheap phone that is dedicated to the operators of the pumphouse

We can add it to an existing plan (mine is fine, @ \$15.00 month) and HOA pays for it.

This allows me to leave as I choose if someone is willing to volunteer just to shut down the water in case of a leak.

If no one is available or willing to volunteer, then I will just shut the water off during my absence, then turn it back on when I return.