

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