

2025 La Roche Annual Meeting Minutes
January 26, 2025
Redlands Community Center at 2463 Broadway, Grand Junction, CO

MEETING LOGISTICS AND ATTENDANCE There was confusion over the meeting's start time, with some notices indicating 1:00 PM and others 1:30 PM. The meeting proceeded with a smaller group initially, then had to partially restart when more members arrived at 1:30 PM.

Attendees: Kenneth Risky, Jim Marshall, Neil Peltier, Carrie McVean, Gary Koppelman, Rhonda Bumgardner, Robert & Diana Beltz.

DUES AND INSURANCE CHANGES The board discovered that insurance costs had increased by \$300 per month starting in July. To offset this and other rising costs, they voted to increase monthly dues by \$20 per unit. Current dues were noted to be \$225, up from \$175 in recent years and \$140 in 2010. Despite the increases, members noted these dues were still reasonable compared to other HOAs in the area, with one example given of a Lakeside property charging \$600 monthly.

PROPERTY MAINTENANCE AND IMPROVEMENTS Several completed projects from 2024 were reviewed:

- Drainage work between units 4 and 5 was completed to address water issues threatening the foundation
- Roof replacements were done on all multifamily buildings
- Issues with holes in the new roof of building #2 were addressed, though there remains some ceiling staining in Patty Smith's unit
- Tree trimming was completed by Greg
- Railings were painted on multifamily buildings as needed
- Exterior lights were repaired, except for one fixture requiring access to an empty unit (outside unit #19)

UPCOMING PROJECTS The major project for 2025 will be stucco work on units 7 and 8, which was delayed from 2024 due to the drainage issues. The board noted they would need to get at least three bids and typically add 20% to bid amounts for incidentals. Residents with units being stuccoed were advised to replace their windows beforehand, as the original windows from 1983 need updating before the stucco work.

PROPERTY ISSUES AND CONCERNS Several concerns were raised:

- Steps in the desert area behind building 3 were voted to be removed due to deterioration, with a resident volunteering to handle the removal based on their trail-building experience
- A resident raised concerns about unleashed dogs at unit 6, where tenants are using chains rather than proper enclosures
- Discussion about mini-split HVAC units included concerns about vibration issues if mounted on buildings rather than ground-level pads

BOARD MEMBERSHIP AND COMMUNICATION The new board was established with five members:

- Mim Rapp
- Jim Marshall
- Ann Davis
- Gary Koppelman (who rejoined after previous communication issues were addressed)
- Kenneth Risky
- Nisha stepped down but will continue managing the website and documentation.

The board emphasized the importance of email communication for documentation and transparency, noting that all board decisions and discussions would be shared via email with timestamps for future reference.

ADMINISTRATIVE CHANGES The board noted that automated payments have been implemented for regular bills, while variable expenses are still paid by check. They also mentioned holding a mid-year meeting in addition to the annual meeting, which proved valuable for addressing ongoing issues and concerns.