

# LA ROCHE HOA ANNUAL MEETING MINUTES

## Meeting Details:

Date: Sunday January 18, 2026 12:30 PM

Duration: Approximately 42 minutes

Location: Redlands Community Center

## CALL TO ORDER AND ATTENDANCE

The meeting was called to order on time with all present members signed in.

Mim Rapp #2

Carrie McVean #5

Kenneth Risky #1

Chris Broadstreet #3

Neicha Hillier #26

Gary Koppleman #4

Dianna Beltz #15

Rhonda Bumgardner #8

Ann Kiloh #20

Suzanne Willcoxan #29

Jim Marshall #19

Dan Landmeier #30

Elaine Reed #7

## APPROVAL OF PREVIOUS MINUTES AND COMPLETED PROJECTS

The group reviewed last year's annual meeting minutes without objections. The board reported successful completion of the stucco project on units 7 and 8, though some issues remain with the screen doors that are still being addressed. The screen door problems appear to be the result of door jambs being stuccoed, causing the doors to no longer fit properly. It was noted that this follows a pattern where each project seems to have some component requiring repair or adjustment, such as light fixtures or vents in previous projects.

## GROUNDSKEEPING AND LANDSCAPING

The association currently does not have a dedicated groundskeeper but has hired E-Lizard to perform annual cleanup services. Members reported that E-Lizard has been working on the property, performing tasks such as trimming trees and shrubs, weed eating, cutting vegetation, and blowing debris. However, some areas remain incomplete, particularly in front of certain buildings where overgrowth persists. Kenneth's daughters handled watering organization and setup throughout 2025, with Ann Kiloh coordinating their efforts. The board expressed gratitude for their service but emphasized the ongoing need to find a permanent groundskeeper for the upcoming year.

Patty Smith submitted a request via email for new rock landscaping around the front of Building 2, where existing decomposed granite has largely washed away, leaving mostly mud. Eli provided a nominal quote to dig out the existing material and replace it

with larger, more stable rock. Members suggested considering edging to prevent washout during heavy rains. Concerns were raised about persistent moisture issues near Building 2, particularly where a bush was previously located. The area shows color changes in the ground and remains moist for extended periods. Previous investigations by Countryside Services found no issues with interior plumbing, though the source of the moisture remains unclear. Speculation included possible natural spring migration through the porous rock formations in the area. Kenneth will have Brian check this out.

## **ROOFING AND INSURANCE MATTERS**

The board provided an extensive update on the hailstorm damage repair project. The association received two additional insurance checks totaling approximately \$15,000 (specifically \$11,906.43 and \$3,968), which Ann deposited at the accounting office. These payments are not reflected in the December 31, 2025 balance sheet provided to members but represent significant progress toward completing the roof repairs.

Communication between the roofing company (PRQ Exteriors) and the insurance provider (360 Insurance) has been tense but productive, with both parties working through billing discrepancies and scope clarifications. The damage primarily affected units 1 through 8, as the three recently completed roofs were robust enough to withstand the hail damage. The older roofs had already experienced significant degradation prior to the storm.

The roofing work will involve complete tear-off to the deck, with any damaged deck boards being replaced as encountered (similar to issues found on Building 2 where some boards had caved in from age). The total insurance proceeds received to date amount to approximately \$55,000, which should fully cover the project costs. Members inquired about potential water damage, but the board noted that without moisture intrusion being visible, the full extent won't be known until the roof deck is exposed. PRQ Exteriors, based in Denver, has numerous trucks throughout the area and came to the region specifically to handle the high volume of repair work that local companies couldn't accommodate.

## **FINANCIAL REPORT**

The treasurer presented the financial report with a significant milestone: for the first time in the treasurer's 18-year tenure no homeowners are behind on their dues payments. Balance in checking account as of 12/31/25 is \$22,287.90 and Money Market account \$69,667.40

The board explained that the recent stucco project on units 7 and 8 was funded from reserves, and it typically takes two to three years to accumulate sufficient funds for stuccoing one building, depending on cost fluctuations. The two remaining wood-sided buildings in section J will not be addressed in 2026 but are planned for future years as funds accumulate.

## **DUES INCREASE DISCUSSION**

The board proposed a dues increase to keep pace with inflation and rising costs for insurance and utilities. ***Based on a 3% inflation calculation, dues will increase from the current \$245 to \$255 monthly for multi-family buildings (units 15 – 31) and duplexes (units 1 – 8) and from \$170 to \$175 for the townhomes (units 9 – 14). This increase will be effective as of March 1, 2026.***

## **WEBSITE MANAGEMENT TRANSITION**

Neicha Hillier has been managing the Association's website since its inception and has announced that she will step down due to health reasons. She has been responsible for maintaining the database of documents and posting monthly financials to the GoDaddy-hosted site.

The board acknowledged that if no one volunteers to take over website management, monthly financials will cease being updated after December 2025, though historical documents will remain accessible. This would primarily impact prospective buyers seeking current financial information for financing purposes. Members were encouraged to contact the board if they wake up with an interest in taking on this responsibility.

## **DOG WASTE BAG DISPENSERS**

The association has three dog waste bag dispensers on the property, but the specific bags required for these units have been unavailable for an extended period due to supply chain issues from China and tariff complications. The vendor has repeatedly delayed delivery dates throughout the year. The board sought a volunteer to research alternative systems compatible with readily available bags or to identify new dispensers that use more accessible bag styles, similar to those used by the city in dog parks. Chris Broadstreet volunteered to investigate options by examining the system used at a nearby location (Dogs on Call and Hospice) and report back with recommendations. The board authorized spending up to a few hundred dollars on new dispensers if necessary to ensure adequate supplies are available for the many dog owners in the community.

## **LIGHTING MAINTENANCE**

Multiple members reported various outdoor light issues throughout the property. Burned-out bulbs were identified at several locations, including the staircase, mailbox area, and in front of units 2, 15, 16, and 35. Some lights near the mailboxes exhibit unusual behavior, with one barely lighting up and ground lights intermittently flashing.

Gary explained that the flashing behavior indicates end-of-life for LED bulbs and volunteered to replace the problematic lights. He noted having already replaced bulbs between his unit and Chris's unit, as well as between his unit and another neighbor's

property, as these lights tend to fail every two to three years. The lights use standard medium-base lamps available in the storage shed. Ann agreed to send Gary an updated list of lights needing replacement, and he committed to addressing them during the following week. The board requested that members submit photos when reporting lighting issues to facilitate more efficient repairs.

## **SCREEN DOOR RESOLUTION**

Additional discussion of the screen door issues revealed that unit 7 had doors installed but unit 8's back door was not installed. The member from unit 8 committed to following up with the contractor. Unit 7 reported having a sliding back door that was not affected by the stucco work. The board committed to addressing all three affected doors.

## **FUTURE PLANNING AND MEETING FORMAT**

Jim proposed offering remote attendance via Zoom for future annual meetings to accommodate members who cannot attend in person due to travel, mobility issues, or other circumstances. This would supplement rather than replace the in-person gathering, which members agreed remains valuable for face-to-face interaction. Jim volunteered to set up the Zoom capability for next year's meeting. The board noted this could also save the \$150 facility rental fee if circumstances warranted a fully virtual meeting, though the hybrid approach was preferred.

## **BOARD ELECTION**

The following five members volunteered to serve on the board for the coming year: Ann Kiloh, Jim Marshall, Kenneth Risky, Mim Rapp and Carrie McVean. With exactly five volunteers for five positions, a motion was made to accept all five volunteers. The motion was seconded and passed unanimously without opposition. The newly constituted board encouraged all members to reach out with questions, concerns, or suggestions throughout the year, emphasizing transparency and open communication.

## **ADJOURNMENT**

With all business concluded, the meeting was adjourned. The board summarized accomplishments including the dues increase, successful completion of projects, perfect payment record, and plans to address dog waste bag dispensers and other maintenance items in the coming year. Members were thanked for their timely dues payments and ongoing support of the association.