

La Roche HOA Annual Meeting

January 21, 2024

Redlands Community Center

1:30 – 3:30 PM.

Present:

Kenneth Risky #1

Mim Rapp #2

Patty Price #18

Greg Price #18

Charlotte Reicks #22

Ann Kiloh #20

Rhonda Bumgardner #8

Bob and Diana Beltz #15

Carrie McVean #5

Dan Landmeier #30

Suzanne Willcoxon #29

Chris Broadstreet #3

Brian Garcia #28

Stephanie Mawdsley #6

Jim Marshall #19

Introduction of home-owners present

Topics

Review 2023 Minutes

No questions regarding last year's minutes

Groundskeeper update

Greg Svaldi did a great job all year. He is currently having some problems with his back but is planning on coming back to work in 2024.

Insurance

The Board, after extensive research, made the decision to change insurance companies this year. The new company is 360 Insurance Company. Our agent is Dan Gillespie. Their phone number is 970-639-2600. The policy number is CBP00000435.

The cost savings is almost \$500 per month. Might be a discount if we pay annually rather than monthly. That will be looked into.

Budget

With the savings from the insurance change there has been an increase in Money Market amount by \$100.00 each month. This will result in an additional \$1200 in the Money Market account each year.

Differences Between Townhomes and Other Buildings

Townhomes are responsible for their own insurance on their buildings. In addition, they are responsible for the exteriors of and outside maintenance of their buildings, relating to weeds, etc. outside.

Accountant Change

Our Accountant is still Tonsfeldt CPAs, however, Mimi King is retiring. Shay Blaney will be replacing her. Her email address is: reception@mtcpasllc.com and phone number 970-241-8308. Please contact her if you have questions about your account. Also, please realize that she is learning our account and will take some time to get the reports done as we are used to in the past. Thank you.

Use of Unit Numbers versus Legal Description

Each of the La Roche buildings is identified by a letter from A to J. Each unit has a number associated with the unit. Unfortunately, the Post Office will NOT deliver to a number and letter designation. It is very important that the Unit number appears on all documents so that the mail can be delivered. So, if the Unit is legally "2C", the mailing address must also show "Unit #6" or the mail will not be delivered. This is being mentioned because there has been some confusion this past year when units have been bought and sold.

Snow Removal

City of Grand Junction does not plow the road

The HOA has a contract with JT's snow removal if there is significant snow

General comments on Rules and Regulations

Proper use of both sides of the dumpster, please don't leave ANYTHING outside of the dumpster. Even if you think the object is too valuable to leave outside, DON'T leave it outside of the dumpster. Those homeowners who rent their units, make this clear to your tenants. Especially on "move in" and "move out" days.

Do not leave trash and other items outside of your units.

Respect “quiet” hours. This is an excerpt from the Rules and Regulations concerning quiet hours:

“Activities classified by the City of Grand Junction as disturbing the peace are prohibited. No noxious, destructive, boisterous or offensive activity shall be carried on or in any Unit or on or in the Common Elements or any part thereof, nor shall anything be done therein which maybe or may become an annoyance or nuisance to any other Owner or to any other person at any time lawfully residing upon the Condominium Project. Quiet time is to be observed from 10pm to 6am. This includes avoiding doing laundry or any other activity that will disturb neighbors around you in the multifamily buildings.”

There has also been a problem with “Puffing”, which is when you leave your car warming up unattended outside, this is actually illegal. Please be considerate of the other tenants in your building.

Finances

Checking Account \$9,511.25

Money Market \$42,244.41

Dues Increase

Keep in mind that the Board’s number one concern is human safety.

On the La Roche website (larochehoa.org) you will find a document called “reserve study” under the governing documents heading. This document was created in March of 2013 with input from several architects and information from the City of Grand Junction concerning the status of the buildings in our community. A list was formed of which units should be addressed first to have stucco, and so on. These projects all depend on having the finances available to do the jobs, along with normal wear and tear on the complex.

In order to continue to be able to fund the necessary projects in the future, there will be a dues increase this year, beginning **March 1, 2024**, as follows.

There was a motion made and 2nd for the increase and the motion was passed.

Units 1 – 8 Dues will increase to \$225 per month

Units 15 – 31 Dues will increase to \$225 per month

Townhomes 9 – 14 Dues will increase to \$150 per month

With the continuing rising costs of labor and material, this increase will help to fund future projects. We are hoping to have the funds available to accomplish a stucco project in 2025.

In addition, there are some issues with railings in the multi family buildings that need to be addressed along with some drainage issues.

Open Forum

Regarding the swamp coolers on the multi-family buildings, Mark of Diversity Mechanical is now the contractor to start up and shut them down. In 2024 they will do a complete inventory of the units and let the homeowners know the condition of each unit. He can be reached at 970-201-5702. Brian Garcia will coordinate with Mark to get the job done.

It has been suggested that the Board look into installing solar powered ring cameras in the complex. This will be looked into.

It has also been suggested that the La Roche HOA has a credit card for small purchases. This, too, will be looked into.

Election of New Board

Gary Koppleman has asked off the board this year and Jim Marshall has taken his place. Motion made to accept these board members. Motion made and 2nd. Motion passed.

Kenneth Risky - President

Mim Rapp

Ann Kiloh

Neicha Hillier

Jim Marshall

Meeting adjourned 2:58 PM