

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**NOTICE
OF
MEMBERSHIP MEETING**

August 25, 2022

5:30 PM, MST

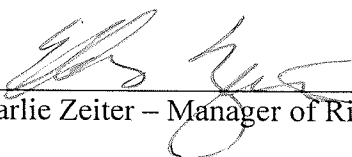
The Board of Directors of RSC will be having their **Annual General Membership Meeting** on **August 25, 2022**.

This meeting will be held in the hallway of Richardson Square Condominiums:

Richardson Square Condominiums
216 – 230 E. Georgia Ave.
Gunnison, CO 81230

If any member of RSC has any questions, please contact Charlie Zeiter at charlie@redoakreco.com or call 970-641-2219 prior to the meeting.

Notice, August 11, 2022



Charlie Zeiter – Manager of Richardson Square Condominiums Association, Inc.

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**GENERAL MEMBERSHIP
MEETING**

August 25, 2022

5:30 PM, MST

MEETING AGENDA

- 5:30 PM President of Board of Directors calls meeting to order.
- Role call of Members present.
 - Verification of quorum.
- 5:33 PM Proof of notice of meeting.
- 5:35 PM Approve General Membership Meeting Minutes from September 8, 2021.
- 5:45 PM Consideration of Annual Budget by General Membership.
- 6:10 PM Election of Board of Directors position – 3 year term currently held by Alan Rose
- 6:20 PM New Business:
- To transact such other business as may properly come before the board.
- 6:30 PM Adjourn.

NOTE: A Board of Directors meeting will follow immediately after this General Membership Meeting.

**RICHARDSON SQUARE CONDOMINIUMS
 216 - 230 W. GEORGIA
 GUNNISON, CO 81230**

October 1, 2022 to September 30, 2023 BUDGET

- Approved by Board of Directors - 081022
 - Considered by General Membership - _____

	OLD BUDGET		PROPOSED	
	October 1, 2021 to September 30, 2022	June 1, 2021 to May 31, 2022	October 1, 2021 to September 30, 2022	BUDGET
	BUDGET	ACTUAL	BUDGET	
EXPENSES				
Annual budget mailing	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
Insurance Expense (Exterior of buildings only)	\$ 3,878.60	\$ 4,166.00	\$ 4,166.00	\$ 5,475.00
Legal Expense	\$ 200.00	\$ 290.96	\$ 290.96	\$ 300.00
Building Maintenance & Repairs - Ext.	\$ 1,500.00	\$ 674.18	\$ 674.18	\$ 1,000.00
Building Maintenance & Repairs - Int.	\$ 2,500.00	\$ 5,604.64	\$ 5,604.64	\$ 2,000.00
Fire Extinguishers (annual inspection)	\$ 30.00	\$ 92.50	\$ 92.50	\$ 100.00
Boiler Inspection (annual inspection)	\$ 90.00	\$ 90.00	\$ 90.00	\$ 90.00
Snow Removal	\$ 1,350.00	\$ 1,470.00	\$ 1,470.00	\$ 1,600.00
Snow Removal - roof	\$ 1,350.00	\$ -	\$ -	\$ 1,600.00
Yard Maintenance	\$ 2,000.00	\$ 1,648.15	\$ 1,648.15	\$ 2,000.00
Management Expense	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
Common Area Electricity	\$ 1,100.00	\$ 1,015.54	\$ 1,015.54	\$ 1,100.00
Garbage Service	\$ 1,068.00	\$ 1,072.00	\$ 1,072.00	\$ 1,440.00
Water & Sewer Service	\$ 1,500.00	\$ 1,728.76	\$ 1,728.76	\$ 1,800.00
Natural Gas	\$ 2,750.00	\$ 3,091.00	\$ 3,091.00	\$ 3,200.00
Tax Return Prep Expense	\$ 650.00	\$ 655.00	\$ 655.00	\$ 650.00
Bank Service Charges & Supplies	\$ 100.00	\$ 40.00	\$ 40.00	\$ 100.00
RSC Web Page Domain Name	\$ 25.00	\$ -	\$ -	\$ 25.00
RSC Web Page Hosting	\$ 180.00	\$ 204.02	\$ 204.02	\$ 205.00
Budgeted Reserve Acct. Savings	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ 6,000.00
TOTAL EXPENSES	\$ 26,291.60	\$ 27,862.75	\$ 27,862.75	\$ 31,105.00