

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**NOTICE
OF
MEMBERSHIP MEETING**

September 18, 2025

5:00 PM, MST

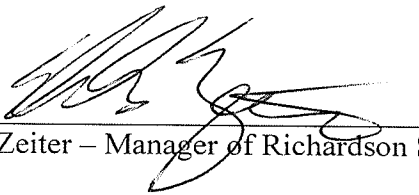
The Board of Directors of RSC will be having their **Annual General Membership Meeting** on **September 18, 2025 at 5:00 PM, MST.**

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 31, 2025



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

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**GENERAL MEMBERSHIP
MEETING**

September 18, 2025

5:00 PM, MST

MEETING AGENDA

- 5:00 PM President of Board of Directors calls meeting to order.
- Role call of Members present.
 - Verification of quorum.
- 5:03 PM Proof of notice of meeting.
- 5:05 PM Approve General Membership Meeting Minutes from September 24, 2024.
- 5:10 PM Consideration of Annual Budget by General Membership.
- 5:25 PM Election of Board of Directors position – 3 year term currently held by Michelle Lehmann
- 5:30 PM New Business:
- To transact such other business as may properly come before the board.
- 5:40 PM Adjourn.

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

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

October 1, 2025 to September 30, 2026 BUDGET

- Approved by Board of Directors - August 29, 2025
- Considered by General Membership -

	OLD BUDGET		June 1, 2024 to May 31, 2025		October 1, 2025 to September 30, 2026	
	October 1, 2024 to September 30, 2025	BUDGET	ACTUAL		BUDGET	
EXPENSES						
Annual budget mailing	\$ 50.00	\$ 45.09	\$ 50.00			
Insurance Expense (Exterior of buildings only)	\$ 7,500.00	\$ 6,166.00	\$ 7,500.00			
Legal Expense	\$ 300.00	\$ 733.00	\$ 600.00			
Building Maintenance & Repairs - Ext.	\$ 500.00	\$ 155.00	\$ 500.00			
Building Maintenance & Repairs - Int.	\$ 500.00	\$ 512.00	\$ 500.00			
Fire Extinguishers (annual inspection)	\$ 45.00	\$ 116.00	\$ 120.00			
Boiler Inspection (annual inspection)	\$ 90.00	\$	\$ 90.00			
Snow Removal	\$ 1,500.00	\$ 1,205.00	\$ 1,500.00			
Snow Removal - roof	\$ 1,500.00	\$	\$ 1,500.00			
Yard Maintenance	\$ 3,000.00	\$ 1,767.29	\$ 2,500.00			
Management Expense	\$ 3,600.00	\$ 3,600.00	\$ 4,200.00			
Common Area Electricity	\$ 1,000.00	\$ 915.10	\$ 1,000.00			
Garbage Service	\$ 1,884.00	\$ 2,040.00	\$ 2,280.00			
Water & Sewer Service	\$ 2,800.00	\$ 2,094.46	\$ 2,450.00			
Natural Gas	\$ 3,500.00	\$ 3,081.66	\$ 3,100.00			
Tax Return Prep Expense	\$ 800.00	\$ 1,280.00	\$ 1,200.00			
Bank Service Charges & Supplies	\$ 100.00	\$	\$ 35.00			
RSC Web Page Domain Name	\$ 20.00	\$ 16.64	\$ 25.00			
RSC Web Page Hosting	\$ 215.00	\$ 215.88	\$ 250.00			
Budgeted Reserve Acct. Savings	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00			
TOTAL EXPENSES	\$ 34,904.00	\$ 29,943.12	\$ 35,400.00			