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From: Sharon Deetz  
To: Sam Lumb, Tom Thomsen  
Date: Monday - January 4, 2010 3:07 PM  
Subject: Richardson Square Meeting

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Sam and Tom:

I have scheduled a homeowners' association meeting for Thursday, January 14, 2010 at 5:00 pm at the condos. Ginny had told me this date might work for Tommy. If it doesn't, please let me know right away. This gives us the requisite 10 day notice.

Tommy, I have an extra bedroom and you are more than welcome to stay overnight at our house. If the weather is bad, perhaps you would like to attend by phone or by proxy. Let me know and I will make arrangements. I don't have a cell phone to have in the hallway, but I can get a phone and long phone line to put a landline phone in the hallway.

I would appreciate any agenda items you have by 1/12/2010 so I can prepare any documents etc. At this time I anticipate these agenda items:

Old business

New business: Sale of Frank's condo to Donna Janks and welcoming her

Status of Arthur's condo with Six Points accepting ownership or not (they are having a special board meeting on 1/6/10 on this subject)

Status of sewer problems (everything has been good now for a few weeks!!) and cost of resolution

Reserve Fund which was initiated by me because of the Fannie Mae loan requirements and how it relates to prior maintenance funds set out in the Declaration (I'm not sure which Condo document it was in in 1999)

Long term maintenance, repairs and/or replacement of roof, boiler, painting etc.

Treasurer's report: Budget approval for 2010. I will mail 2009 financials to you on 1/5/10.  
Homeowners' dues  
CD

Manager's report

Adjourn

Loline suggested that we not address the issue of the Executive Board at this time until Sam's condo sells. She would like for the Board to remain intact. I am fine with that and would appreciate both of you staying on for now to guide the homeowners and me into this new year and hopefully a peaceful year.

Thanks.

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