

MINUTES OF THE ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF
RICHARDSON SQUARE CONDOMINIUM ASSOCIATION
FEBRUARY 20, 2007

The meeting was called to order at approximately 5:15 pm. Roll call: Present were Arthur Herrick, Six Points representatives, Marie Hausler, Tom and Regina Thomsen, Mable Weare, Martha Barton, Ray Vader, Ron Ficklin. Also attending were Gary Hausler, Reta Calkins, and Sherri Deetz. Missing: Ann Lumb

The 2006 minutes were read and approved.

Old Business:

1. Martha asked if the snowplowing and shoveling are going okay and it is. Fay puts out sand. Paul Morgan with the City can clear ice in front at the street.
2. We are to have the boiler inspected every 2 years.
3. Fay has checked the fire extinguishers. She bought a smaller one that is easier to handle. Everyone was advised that Glade plug in air fresheners can cause fires and were told not to use them.

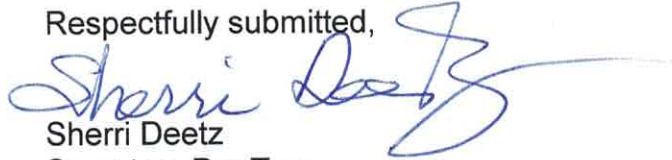
New Business:

1. Everyone was advised to check the batteries in their smoke alarms.
2. A motion was made, seconded and passed to revise the Bylaws that there will be no smoking allowed in the building. Sherri will prepare the resolution and file with the County.
3. Tom reported that there is \$1.3M in insurance on the building. Discussion was held regarding the need for Director's and Officers endorsement. A motion was made, seconded and passed to get an extended insurance policy for this if the maximum additional premium is no more than \$250 per year; and to move the policy to a local office. Tom will do this.
4. Treasury report was made by Sherri. It was reported that the utilities were \$1000 more than the previous year. Gary Hausler also pointed out that there is a \$506 deficit in the cash flow. Discussion was held to raise the monthly fee by \$8 per month to \$143 per month to cover the utilities and additional insurance. A motion was made, seconded and passed by a vote of 4 to 2 in favor, to be effective 3/1/07 to raise the monthly fee to \$143. Sherri will prepare the resolution and file with the County.
5. Ginny mentioned that there are "No Parking" signs in front, but it is not painted should there be an emergency. Gary Hausler stated that the police have a key for the front door in their squad room in case of an emergency or a lock out.
6. The issue of having up to eight directors instead of only seven sign any resolution was raised by Sherri. A motion was made,

seconded and passed to amend the Bylaws to allow up to eight directors sign. Sherri will prepare the resolution and file with the County.

A motion was made, seconded and passed to adjourn the meeting.

Respectfully submitted,



Sherri Deetz
Secretary Pro Tem

**ANNUAL MEETING
OF THE DIRECTORS OF
RICHARDSON SQUARE CONDOMINIUM ASSOCIATION,
a Colorado nonprofit corporation
February 20, 2007**

The undersigned directors of **The Richardson Square Condominium Association**, a Colorado nonprofit corporation (Corporation), being all of the directors of the Association, in accordance with the Colorado Revised Statutes, hereby held an annual meeting on the date set forth above, and take the following action:

BYLAWS. Following discussion and upon motion duly made and seconded, the following resolutions were adopted:

The maximum number of directors in the Bylaws shall be changed from seven to eight.

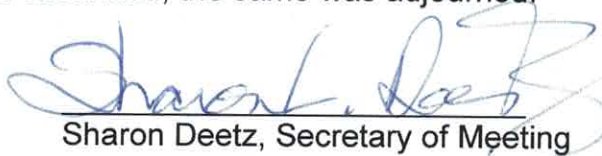
RULES AND REGULATIONS: Following discussion and upon motion duly made and seconded, the following resolutions were adopted:

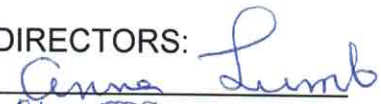
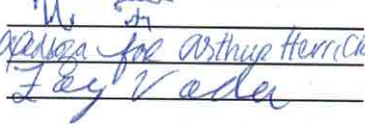
No smoking shall be allowed within the building.

Dues shall be \$143.00 per month commencing 3/1/2007.

RESOLVED, that the Association approves, accepts and adopts the revised Bylaws for the management of the Corporation presented to the directors on February 20, 2007.

There being no further business to come before this portion of the meeting, upon motion duly made and seconded, the same was adjourned.


Sharon Deetz, Secretary of Meeting

DIRECTORS:


appt for Arthur Herrick six points

