

MINUTES OF THE ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF
RICHARDSON SQUARE CONDOMINIUM ASSOCIATION
FEBRUARY 28, 2008

The meeting was called to order at approximately 5:30 pm. Roll call: Present were Alicia as the Six Points representative, Marie Hausler, Mable Weare, Martha Barton, Fay Vader, Ron Ficklin, and Ann Lumb. Also attending were Sam Lumb, Gary Hausler, Reta Calkins, and Sherri Deetz. Missing: Arthur Herrick, Tom and Regina Thomsen

The 2007 minutes were read by Sherri and approved without change.

Old Business:

1. Fay has not checked the fire extinguishers but she will.
2. Sherri reported that her husband contacted the State boiler inspectors last fall, and she will come after the new year. Sherri will ask Mike to check on it again.
3. The Resolutions passed at last year's meeting were read by Sherri, sign by those present and Sherri will file with the County.
4. Everyone needs to check the batteries in their smoke alarms.
5. There was discussion about the Director's and Officer's Insurance that was brought up in the 2006 minutes. Sherri explained that Tom Thomsen had investigated this last year, as well had Sherri. She discussed the issue with a couple of attorneys and the attorneys felt it probably wasn't necessary to have this additional insurance unless the owners, who are also the Board of Directors, would be suing themselves, as the Board of Directors. The additional insurance amount would have been more than the approved amount of \$250.

New Business:

1. The issue of snow removal, especially from the roof, was discussed. Fay explained that her son, Tom, had done a great deal of shoveling on the roof. He also hired a guy named Chad (last name unknown), and Coy and Jace Hildreth. Fay had gotten an estimate from Leroy Romero of \$2700, which did not include removing the snow from around the windows and doors after the snow was removed from the roof. She also called James Mears and he was not available right then. Tom Vader estimated that one-third of his snow shoveling time was removing the snow on the ground. Fay raised Tom's, Chad's and the Hildreth boys' rate to \$25 per hour, and raised her fee for snow removal to \$20 per hour. Tom Vader paid the other three out of his pocket a total of \$837.50. Fay explained that Tom had done many other things around the building and never been paid for them. Fay believed that the amount for Mears would have been double the \$2051.15 fee incurred. Tom's amount came to \$733.65, Chad's to \$437.50, Coy

\$50/man/hr

and Jace to \$200 each, and Fay's to \$432.50. The Honor Society was here on Sunday to shovel patios, and Martha has sent thank you notes to them and it will be in the newspaper. During our meeting, a group of kids from Gunnison High School Outdoor Skills Class was shoveling. Fay had agreed with Leo, their teacher, that we would pay one-half of the going rate. Later when they finished, it was approved to pay them \$200 total for 8 youth who worked 2 hours each at \$12.50 per hour.

2. The snow on the roof may have caused the leak in Arthur's condo that caused water to be in a light fixture. Alicia from Six Points agreed to retain an electrician to fix the electric problem or at least make sure it is safe. The insulation in there got wet, but we will wait to take care of it until snow season is over to make sure it doesn't get wet again. Gary will call Strong Insurance about any coverage for the leak and damage.
3. The treasury report was made by Sherri. It was reported that the utilities were \$1500 less than the previous year and that we are \$946.89 ahead of the same time in 2007. There is currently \$2231.68 in the CD account which renewed on 1/12/08. There is \$2035.34 in the checking account through the end of February, which includes the Atmos bill. All bills have been paid except for the snow removal recently submitted.
4. Gary then led the discussion on how to pay for the snow removal. He suggested that a special assessment be incurred of \$500 to which Martha objected. Discussion was held about the amount of the special assessment. It would take approximately \$250 from each unit to recover the \$2051 snow removal bill. Reta suggested \$275, and Martha said she could agree with \$400 but no more. Reta stated that there is no longer a service group at the college to do snow shoveling, but a note was put up on the Student Union for anyone at WSC who might like to do some shoveling. A Motion was made by Marie, seconded by Martha and passed unanimously to raise additional funds through a one-time special assessment of \$400 per unit.
5. A discussion was then held about when the special assessment would be due. It was agreed that the special assessment could be made in installments. A Motion was made by Marie to amend the special assessment motion above to include a due date in full of the special assessment of April 15, 2008. This was seconded by Martha and passed unanimously

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

Respectfully submitted,

Sherri Deetz
Secretary Pro Tem

*Did not
chg dues
at that time*