

The meeting of Richardson Sq. Condoms was called to order by Faye Vacker on 4/6/05 at 6:30 pm with ten persons in attendance with Mrs Sanders for Arthur and herore by proxy.

Minutes of the previous meeting 2/22/04 were read and approved.

The subject of leasing was discussed and the decision made that lessees would have to abide by the same rules and regulations that apply to owners.

Emergency cards listing names and phone numbers of next of kin to contact in case of problems, are now on file and in the furnace room.

The two Fire Extinguishers have been checked

Also the Furnace was checked.

Insurance on the building has been paid for 2005 - it was proposed that inquiries be made locally to obtain competitive bids, it is now with Bob Strong, Farmers Ins in Steamboat Springs

The new hand rail was installed at a cost of \$285 (two hundred & eighty five)

Tom informed us that the law requires a clear four foot space in the hallway for safety. We are alright!

Faye informed us that all smoke alarms need new batteries and offered to purchase them and help install them.

Faye spoke to Mr. Wilson about the roof and General contractor K. Marks

of Avalanch Roofing.

Tom suggested having other contractors.

inspect the roof + research building codes to verify age of roof and what guarantee it carried, if and what liability the contractor assumed and how long - 10 yrs or longer, records would provide this information. A check will be made at the city Building Dept. There should be sign off papers for the building before a certificate of occupancy would be occupied.

The matter of a panic bar was discussed for the front entrance door. Faye will ask the Fire Dept to inspect and advise, what residential equipment

is required such as emergency lights
back + front

Sherri + Faye and the Executive committee
can make decisions according to the bylaws
when necessary; no meeting of owners.

Faye spoke to various plumbers and
most agreed it was not necessary to
install heat tape to prevent pipes freezing.

The association is responsible for leaks
in side steel rock walls, the owner
occupant's assumes responsibility inside.

The hallway carpet is to be cleaned and
paid by the association.

Faye made a motion to increase owners
dues to \$115 (one hundred + fifteen) on
May 1st 2005 seconded by Matthew
Resolved.

A motion to fix the storage doors was addressed by Tom and the Executive committee will decide the motion seconded by Marie. matter Resolved.

Having no further business the meeting was adjourned at 7.45 pm.

Respectfully submitted

Anne Tumb.