

MINUTES OF THE ANNUAL MEETING
OF THE HOMEOWNERS BOARD OF DIRECTORS OF
RICHARDSON SQUARE CONDOMINIUM ASSOCIATION
MAY 26, 2011

The meeting was called to order at approximately 5:10 pm. Roll call: Present were Heidi as the Six Points representative for Unit 224, Martha Barton, Ron Ficklin, Donna Janks, Kathleen Spicer. Also attending were William Spicer, Sherri Deetz as Manager, Secretary and Treasurer/Bookkeeper, and Mike Nelson, Sherri Deetz's husband. Loline gave her proxy which then constituted a quorum.

The 2010 minutes were read by Sherri and approved without change.

Sherri conducted the meeting as Manager. She informed everyone that Sam Lumb had resigned as President because he sold his Mother's unit. An election of officers needed to be held. A call for nominations was made and included Loline Sammons, Donna Janks, and Ron Ficklin. The vote was unanimous for these three to be on the Board. Donna nominated Loline to be the President and that vote was also unanimous.

Tommy Thomsen had previously expressed concern about the TV DISH on the roof. It would cost about \$200 to move it. No formal vote was held but it was agreed that the HOA would not pay for moving it. It was suggested that Loline call DISH to check on their policy of multiple units being on one receiver.

Mike Nelson reported that the sewer line from the building to the alley has had problems for a few years in the winter. It has been augured out only to clog up again. Mesa Mechanical put a camera down the line and they feel certain there is a bow in the line. There may have also been a towel and/or ice in the line. Mike reported that he can get the use of a backhoe to dig up the problem area identified by Mesa Mechanical, and replace that portion of the sewer line at very little cost. Donna moved for Mike to fix the sewer line this summer at a cost of no more than \$500. Seconded by Ron. Unanimously approved.

Mike Nelson then reported on getting the parking driveway areas sealed, but waiting until after the sewer line is fixed because that is the area that will need to be dug up. He received a bid from SEALCO for \$3762 for 64 sq. feet of asphalt for the dug up portion, plus a seal coat on the rest. Mike said he would try to get the City to pay for the asphalt as it was probably the City garbage trucks that caused the bow in the sewer line. Mike said he could put down a seal coat for about \$120-\$150. Mike will find out more from the City and get back to the HOA. No motion or vote was taken.

A discussion was held about painting the outside of the building. Mike had obtained two bids. J&H Painting would charge \$3920 for just the main building, plus an additional \$880 for the carport. Fresh OSO Painting would charge \$2495

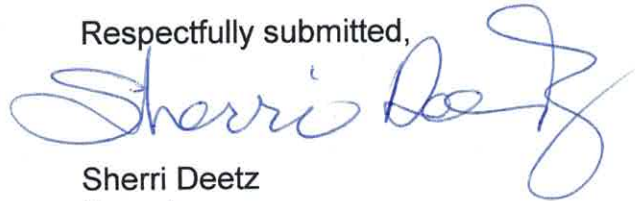
for the main building, plus an additional \$295 for the carport. Martha moved to retain Fresh OSO Painting to paint the main building only for \$2495. Seconded by Donna. Unanimously approved. Mike will do the redwood stain on the patio dividers and will contact Fresh OSO Painting to contract with them. A 24-hour notice will be given to tenants prior to the commencement of painting.

Sherri read the treasurer's report. We have \$5035.08 in the checking account; \$2458.00 in the Reserve Fund; and over \$2300 in the CD. She feels there is no need for any dues increase. Unanimously approved.

Martha is concerned about the leaves in the carport and asked about purchasing a small leaf blower which Sherri and Mike will do.

At 7:05 pm, Martha moved that the meeting be adjourned, seconded by Heidi and all agreed.

Respectfully submitted,



Sherri Deetz
Secretary