

Richardson Square Condominium Association, Inc.

Board of Directors

Minutes of Meeting August 28, 2026

The Board of Directors meeting was opened by Tom Vader at 4:00 PM, MST. This meeting was held at the Richardson Square Condominiums.

Roll call of Directors present and a verification of quorum:

In Attendance:

Ernie Eck
Michelle Lehmann (POA for Loline Sammons)
Tom Vader (POA for Fay Vader)
Charles Zeiter (Manager for RSC)

Three Directors present and thus a quorum established.

1. Proof of Notice of Meeting.

Charlie Zeiter stated that the Notice and Agenda for this meeting were posted on the association's designated posting wall (in the hallway of Richardson Square Condominiums Association), and put on the association's web-site.

2. Approval of meeting minutes from the meeting held on September 18, 2025.

Michelle Lehmann a motion to approve the minutes as presented.
Tom Vader seconded said motion.

Motion was unanimously approved.

3. Review proposed budget 10/1/26 to 9/30/27.

Charlie Zeiter presented the proposed budget. Discussion occurred, and a majority of the discussion was about insurance rates. Charlie stated he spoke to our insurance agent and rates should hold steady. The Board also discussed that workman's compensation coverage needs to be added to the policy. Discussion of the possibility of utility rates increasing.

Tom Vader made motion approve the budget as presented.
Ernie Eck seconded this motion.

Motion was unanimously approved.

4. Schedule the Annual Richardson Square Condominiums General Membership Meeting.

Discussion occurred and the date of Thursday, September 17, 2026, at 4:00 PM, MST was approved. The location will be the hallway of Richardson Square Condos.

5. Review requests for late fees to be waived by Unit's 222 and 228.

Discussion occurred regarding the circumstances of the payments not arriving on time. The Board determined that both unit should receive a "one time" waiver of said late fee.

6. New Business

Tom Vader presented some expenses totaling \$ 85.00 for supplies he purchased for repairs at RSC.

Ernie Eck made a motion to approve these expenses as presented.
Michelle Lehmann seconded said motion.

Motion was unanimously approved.

With no further business being presented,

Michelle Lehmann made motion to end the meeting.
Tom Vader seconded the motion.

Motion to close the meeting was unanimously approved.

Meeting was closed at 4:38 PM, MST.