

Richardson Square Condominium Association, Inc.
Board of Directors
GENERAL MEMBERSHIP MEETING

Minutes of Meeting
September 17, 2026

The General Membership meeting was opened by Tom Vader at 4:10 PM, MST. This meeting was held at the Richardson Square Condominiums.
Roll call of Members present and a verification of quorum:

In Attendance:

Tom Vader (POA for Fay Vader)
Ernie Eck & Trisha
Michelle Lehmann (POA for Loline Sammons)
Loline Sammons
Linda & Mike Crawley
Charles Zeiter (Manager for RSC)

1. Proof of Notice of Meeting.

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

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

Tom Vader made a motion to approve the minutes as presented.
Ernie Eck seconded said motion.

Motion was unanimously approved.

3. Presentation of 2026/2027 Budget.

Charlie Zeiter presented the proposed 2026/2027 Budget.
The 2026/2027 budget as presented has a per unit increase of \$30.00 per month.
The reason for this increase is normal inflation increases in the City of Gunnison utilities, Atomos Energy and Insurance.

No members made motion to Veto the presented budget and thus the budget as presented is adopted.

4. Election of Officer(s) to the Board of Directors.

Tom Vader position is expiring. It is a 3 year term.

Michelle Lehmann made motion to nominate Tom Vader for the Board of Directors.

Ernie Eck seconded the motion.

No other nominations were made.

Motion was unanimously approved to elect Tom Vader to the Board of Directors.

5. New Business.

Tom Vader was thanked by the membership for his work around the complex, including the repair of the front door opening and closing mechanism.

With no further business being presented,

Tom Vader motion to end the meeting.

Ernie Eck seconded the motion.

Motion to close the meeting was unanimously approved.

Meeting was closed at 4:25 PM, MST.