

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**NOTICE
OF
MEMBERSHIP MEETING**

September 17, 2026

4:00 PM, MST

The Board of Directors of RSC will be having their **Annual General Membership Meeting** on **September 17, 2026 at 4:00 PM, MST**.

This meeting will be held in the hallway of Richardson Square Condominiums:

Richardson Square Condominiums
216 – 230 E. Georgia Ave.
Gunnison, CO 81230

If any member of RSC has any questions, please contact Charlie Zeiter at charlie@redoakreco.com or call 970-641-2219 prior to the meeting.

Notice, September 5, 2026



Charlie Zeiter – Manager of Richardson Square Condominiums Association, Inc.

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**GENERAL MEMBERSHIP
MEETING**

September 17, 2026

4:00 PM, MST

MEETING AGENDA

4:00 PM President of Board of Directors calls meeting to order.

- Role call of Members present.
- Verification of quorum.

4:03 PM Proof of notice of meeting.

4:05 PM Approve General Membership Meeting Minutes from September 18, 2025.

4:10 PM Consideration of Annual Budget by General Membership.

4:25 PM Election of Board of Directors position – 3 year term currently held by Tom Vader

4:30 PM New Business:

To transact such other business as may properly come before the board.

4:40 PM Adjourn.

NOTE: A Board of Directors meeting will follow immediately after this General Membership Meeting.

RICHARDSON SQUARE CONDOMINIUMS
216 - 230 W. GEORGIA
GUNNISON, CO 81230

October 1, 2026 to September 30, 2027 BUDGET

- Approved by Board of Directors - 08-28-2026
- Considered by General Membership -

	OLD BUDGET		June 1, 2025 to May 31, 2026		October 1, 2025 to September 30, 2026	
	October 1, 2025 to September 30, 2026		ACTUAL		BUDGET	
EXPENSES						
Annual budget mailing	\$	50.00	\$	42.49	\$	50.00
Insurance Expense (Exterior of buildings only)	\$	7,500.00	\$	8,543.00	\$	9,000.00
Legal Expense	\$	600.00	\$	281.00	\$	500.00
Building Maintenance & Repairs - Ext.	\$	500.00	\$	155.00	\$	500.00
Building Maintenance & Repairs - Int.	\$	500.00	\$	2,202.02	\$	1,200.00
Fire Extinguishers (annual inspection)	\$	120.00	\$	60.00	\$	60.00
Boiler Inspection (annual inspection)	\$	90.00	\$	90.00	\$	90.00
Snow Removal	\$	1,500.00	\$	1,160.00	\$	1,500.00
Snow Removal - roof	\$	1,500.00	\$		\$	1,500.00
Yard Maintenance	\$	2,500.00	\$	2,875.11	\$	3,000.00
Management Expense	\$	4,200.00	\$	4,000.00	\$	4,200.00
Common Area Electricity	\$	1,000.00	\$	1,159.19	\$	1,200.00
Garbage Service	\$	2,280.00	\$	2,392.00	\$	2,400.00
Water & Sewer Service	\$	2,450.00	\$	2,423.59	\$	2,450.00
Natural Gas	\$	3,100.00	\$	3,179.53	\$	3,200.00
Tax Return Prep Expense	\$	1,200.00	\$	1,600.00	\$	1,200.00
Bank Service Charges & Supplies	\$	35.00	\$		\$	
RSC Web Page Domain Name	\$	25.00	\$	18.73	\$	25.00
RSC Web Page Hosting	\$	250.00	\$	248.26	\$	250.00
Budgeted Reserve Acct. Savings	\$	6,000.00	\$	6,000.00	\$	6,000.00
TOTAL EXPENSES	\$	35,400.00	\$	36,429.92	\$	38,325.00