

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**NOTICE
OF
MEMBERSHIP MEETING**

September 24, 2024

5:00 PM, MST

The Board of Directors of RSC will be having their **Annual General Membership Meeting** on **September 24, 2024 at 5:00 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 7, 2024



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

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**GENERAL MEMBERSHIP
MEETING**

September 24, 2024

5:00 PM, MST

MEETING AGENDA

- 5:00 PM President of Board of Directors calls meeting to order.
- Role call of Members present.
 - Verification of quorum.
- 5:03 PM Proof of notice of meeting.
- 5:05 PM Approve General Membership Meeting Minutes from September 20, 2023.
- 5:10 PM Consideration of Annual Budget by General Membership.
- 5:25 PM Election of Board of Directors position – 3 year term currently held by Shellie Shores
- 5:35 PM Presentation of Responsible Governance Documents
- 5:45 PM Presentation of Amended ByLaws
- 5:55 PM New Business:
- To transact such other business as may properly come before the board.
- 6:00 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, 2024 to September 30, 2025 BUDGET

- Approved by Board of Directors - 9/4/24
- Considered by General Membership -

	OLD BUDGET		June 1, 2023 to May 31, 2024		October 1, 2024 to September 30, 2025	
	October 1, 2023 to September 30, 2024		ACTUAL		BUDGET	
EXPENSES						
Annual budget mailing		20.00	\$	66.38	\$	50.00
Insurance Expense (Exterior of buildings only)		5,941.00	\$	6,855.09	\$	7,500.00
Legal Expense		300.00	\$	3,846.50	\$	300.00
Building Maintenance & Repairs - Ext.		500.00	\$	580.82	\$	500.00
Building Maintenance & Repairs - Int.		500.00	\$	940.00	\$	500.00
Fire Extinguishers (annual inspection)		45.00	\$	45.00	\$	45.00
Boiler Inspection (annual inspection)		90.00	\$	90.00	\$	90.00
Snow Removal		1,600.00	\$	1,905.00	\$	1,500.00
Snow Removal - roof		1,600.00	\$		\$	1,500.00
Yard Maintenance		1,900.00	\$	3,390.42	\$	3,000.00
Management Expense		3,600.00	\$	3,200.00	\$	3,600.00
Common Area Electricity		1,200.00	\$	919.62	\$	1,000.00
Garbage Service		1,680.00	\$	1,748.00	\$	1,884.00
Water & Sewer Service		2,100.00	\$	2,730.66	\$	2,800.00
Natural Gas		5,400.00	\$	3,115.95	\$	3,500.00
Tax Return Prep Expense		600.00	\$	810.00	\$	800.00
Bank Service Charges & Supplies		100.00	\$	143.96	\$	100.00
RSC Web Page Domain Name		25.00	\$	16.64	\$	20.00
RSC Web Page Hosting		205.00	\$	206.86	\$	215.00
Budgeted Reserve Acct. Savings		6,000.00	\$	6,000.00	\$	6,000.00
TOTAL EXPENSES		33,406.00	\$	36,610.90	\$	34,904.00