

Richardson Square Condominium Association, Inc.

Board of Directors

Minutes of Meeting September 4, 2024

The Board of Directors meeting was opened by Alan Rose at 6:00 PM, MST. This meeting was held via conference phone call.

Alan Rose asked for a roll call of Directors present and a verification of quorum:

In Attendance:

Alan Rose
Shellie Shores

Two directors present and thus a quorum established.

Also present was Charlie Zeiter, RSC Manager, Red Oak Real Estate, LLC.

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 and emailed to each BOD member.

2. Approval of meeting minutes from the meeting held on September 20, 2023

Alan Rose made a motion to approve the minutes as presented.
Shellie Shores seconded said motion.

Motion was unanimously approved.

3. Presentation of 2024/2025 Budget.

Charlie Zeiter presented the proposed 2024/2025 Budget.
The 2024/2025 budget as presented has a per unit increase of \$15.00 per month.
The reason for this increase is normal inflation increases in the City of Gunnison utilities, Atomos Energy and Insurance.

Shellie Shores made a motion to approve the Budget as presented.
Alan Shores seconded the motion.

Motion was unanimously approved.

4. Set Date and Time of Annual General Membership Meeting.

The Annual General Membership Meeting date and time was determined to be:

**September 24, 2024 @ 5:00 PM, MST in the hallway of
Richardson Square Condominiums
216 – 230 E Georgie Ave.
Gunnison, CO 81230**

4. Adoption of Responsible Governance Policies.

Charlie Zeiter presented the Responsible Governance Policies required by the State of Colorado and CCIOA.

Shellie Shores asked for a brief explanation of differences from what we have been using to operate the association. Charlie explained that the biggest difference is how delinquent accounts are handled, ie.. payment plan required to be offered and cap on interest rate that can be charged.

Shellie Shores made a motion to adopt new Responsible Governance Policies as presented.

Alan Shores seconded the motion.

Motion was unanimously approved.

5. Presentation of Amended ByLaws.

Charlie Zeiter presented Amended ByLaws prepared by our attorney, Michael O'Loughlin. The major change is to allow an individual who is a Power of Attorney for an Owner to represent that Owner in the Association and sit on the Board of Managers of the Association.

Shellie Shores requested that we present these Amended ByLaws at the Annual General Membership Meeting and adopt these new Amended ByLaws at the next Board of Directors meeting.

6. New Business.

Shellie Shores presented that she has received phone calls regarding all the personal items in the area of the carport. A "garage sale" occurred by a tenant and that "sale" maybe ongoing.

This issue was discussed by the Board and options were presented as to how to handle. It was determined that this issue will first be presented to the General Membership at the Annual General Membership Meeting, before taking any action against owners.

With no further business being presented,

Shellie Shores made motion to end the meeting.

Alan Rose seconded the motion.

Motion to close the meeting was unanimously approved.

Meeting was closed at 7:00 PM, MST.