

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

GENERAL MEMBERSHIP MEETING

September 8, 2021

4:30 PM, MST

MEETING NOTES

In attendance: Alan Rose, Shellie Shores, Rose, Jennifer Kennedy, Lolene Samons, Fay & Tom Vader (Charlie Zieter & Jodan Stuckey-Red Oak Properties)

- 4: 35 President of Board of Directors calls the meeting to order.
 - Verification of quorum.- we have a quorum
 - Meeting notice email, posted on website and bulletin board
- Approved Minutes from last years meeting: Shellie moved to approve the minutes, Alan seconded- all in favor -minutes approved
- Budget: Proposed budget is based on our actual costs this previous year.
Boiler - plumbing problem with the thermostat, screen doors, painted. Sewer issue still waiting to find out how this will play out. Turd herder will come out again with a camera to be sure it was cleared when the city blew out their lines. Our hope is we can get through the winter. Will be putting root killer down as a preventative. The root is at the junction between us and the city. The camera will tell us if it is still there or not. The root will come back and there is another little one growing as well. The larger root is not entirely blocking but is causing water to be trapped. It is essential that there is no standing water in the lines.
 - Reminder to be gentle on the sewer system. No wipes of any kind, avoid grease, be mindful of garbage disposals too. -Shellie will post reminders about this.
 - Snow removal on the roof is a special line item- two years of light winters have helped our budget. Everything goes up a little every year. Parts and labor are hard to get hold of now.
 - 3,000 increase is proposed to meet next years budget which would mean dues increase of 25/month starting October 1st
 - Rose made a motion to approve the budget, Lolene seconded, all in favor - budget approved for Oct 2021-September 2022
 - Insurance coverage for the sewer issue is still pending final approval. The insurance company did say that they will cover all the carpet and repairs. Association's policy most likely will cover it all. Due to the fact that we made a claim, our insurance costs will most likely increase. Talked about asking the insurance company what the increase will be

before the claim is paid. 15,000-25,000 is what we are thinking all the repairs will be. We have never had a claim before with American Family. We will see an increase in insurance over the next couple of years. The increased costs of everything due to the pandemic have skyrocketed everything, including insurance companies.

- We are in a good financial position right now. After painting, we still have \$9,000 in reserve and 6,000 in the operating account.
- Election of board of directors:
One open seat- Shellie- Alan nominated Shellie- Lolene 2nd all in favor -

New business:

- The carpet should be here at the end of this week
- Beech is scheduled to do a roof inspection and will look t the condensation issue in Linda's unit 224

Rose motion to adjourn. Shellie Seconded- all in favor

Meeting adjourned at 5:05