

Richardson Square Condominium Association, Inc.

Board of Directors Meeting Minutes

June 19, 2019

Shelli called the meeting to order 5:08

- **Role Call**- Rose, Shores, Kennedy -Quorum
- **Proof of Notice** – on website and bulletin board
- **Approve board of directors meeting minutes from September 19, 2018**
 - Kennedy moved that we approve the minutes- Rose seconded – all in favor

- **Budget Review**
 - Snow removal 1736.13 (budget 2400) - the roof was 1890 and we had not budgeted for roof shoveling -
 - The yard was over 400
 - Electric 90 over
 - Trash was good- water sewer under
 - Gas was off over 35.95
 - Saved some on tax prep
 - Bank account dips and the bank will soon be charging a service fee if the account goes below \$2,500 - Bank of the West
 - Charlie suggested moving to Community Banks of Colorado to avoid these service charges - Rose will also be on the account - in the event Charlie can't be reached and we need a board member to have access to the account.
 - Reserve is 12,000
 - Need to budget more for yard maintenance
 - Check to see what the insurance will be
 - Increase on utilities needs to be accounted for

- **New Business:**
 - Residents mentioned carport leaking
 - Screen doors
 - Condo declarations say that windows are the responsibility of owners- however, we have projected for this in our reserve analysis for future projects
 - Board discussed increasing dues by 25 dollars to create a budget line for snow removal reserve account for roof shoveling - prorated for John's unit - Charlie will run next years budget.

- Discussed windows replacement and that might help reduce heat costs - should we do screen doors at the same time as windows. Can they be repaired? Alen will look at windows
 - Screen doors - look into this again... they are bad
 - **We will have to have one more board meeting in August prior to the Annual meeting**
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- Shores motioned to adjourn meeting - Rose seconded- meeting adjourned 6:01

Annual Meeting:

September 5th, 5:00 @ Shores Place