

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**NOTICE  
OF  
MEMBERSHIP MEETING**

**September 15, 2020**

**5:00 PM, MST**

The Board of Directors of RSC will be having their **Annual General Membership Meeting** on September 15, 2020.

This meeting will be held in the car port 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@redoakproperties.net](mailto:charlie@redoakproperties.net) or call 970-641-2219 prior to the meeting.

Notice, August 28, 2020



---

Charlie Zeiter – Manager of Richardson Square Condominiums

**RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.**

**GENERAL MEMBERSHIP  
MEETING**

**September 15, 2020**

**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 5, 2019.
- 5:15 PM Consideration of Annual Budget by General Membership.
- 5:35 PM Election of Board of Directors position – 3 year term currently held by Jennifer Kennedy
- 5:45 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.

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

**October 1, 2020 to September 30, 2021 BUDGET**

- Approved by Board of Directors - August 25, 2020  
 - Considered by General Membership -

EXPENSES	OLD BUDGET		ACTUAL		PROPOSED	
	October 1, 2019 to September 30, 2020	BUDGET	June 1, 2019 to May 31, 2020	ACTUAL	October 1, 2020 to September 30, 2021	BUDGET
Annual budget mailing	\$ 20.00	\$ 20.00	\$ -	\$ -	\$ 20.00	\$ 20.00
Insurance Expense (Exterior of buildings only)	\$ 3,600.00	\$ 3,600.00	\$ 3,562.00	\$ 60.00	\$ 3,750.00	\$ 3,750.00
Legal Expense	\$ 400.00	\$ 400.00	\$ 60.00	\$ -	\$ 200.00	\$ 200.00
Building Maintenance & Repairs - Ext.	\$ 1,200.00	\$ 1,200.00	\$ -	\$ -	\$ 1,200.00	\$ 1,200.00
Building Maintenance & Repairs - Int.	\$ 650.00	\$ 650.00	\$ 516.55	\$ 30.00	\$ 650.00	\$ 650.00
Fire Extinguishers (annual inspection)	\$ 45.00	\$ 45.00	\$ 30.00	\$ -	\$ 30.00	\$ 30.00
Boiler Inspection (annual inspection)	\$ 1,500.00	\$ 1,500.00	\$ 885.00	\$ -	\$ 90.00	\$ 90.00
Snow Removal	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	\$ 1,350.00	\$ 1,350.00
Yard Maintenance	\$ 2,500.00	\$ 2,500.00	\$ 1,604.77	\$ -	\$ 2,500.00	\$ 2,500.00
Management Expense	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ -	\$ 2,400.00	\$ 2,400.00
Common Area Electricity	\$ 900.00	\$ 900.00	\$ 1,061.20	\$ -	\$ 1,100.00	\$ 1,100.00
Garbage Service	\$ 720.00	\$ 720.00	\$ 820.86	\$ -	\$ 900.00	\$ 900.00
Water & Sewer Service	\$ 1,000.00	\$ 1,000.00	\$ 1,277.22	\$ -	\$ 1,300.00	\$ 1,300.00
Natural Gas	\$ 2,700.00	\$ 2,700.00	\$ 2,385.93	\$ -	\$ 2,500.00	\$ 2,500.00
Tax Return Prep Expense	\$ 650.00	\$ 650.00	\$ 650.00	\$ -	\$ 650.00	\$ 650.00
Bank Service Charges & Supplies	\$ 240.00	\$ 240.00	\$ 294.81	\$ -	\$ 100.00	\$ 100.00
RSC Web Page Domain Name	\$ 30.00	\$ 30.00	\$ 19.14	\$ -	\$ 20.00	\$ 20.00
RSC Web Page Hosting	\$ 175.00	\$ 175.00	\$ 173.54	\$ -	\$ 175.00	\$ 175.00
Budgeted Reserve Acct. Savings	\$ 3,600.00	\$ 3,600.00	\$ 3,600.00	\$ -	\$ 3,600.00	\$ 3,600.00
<b>TOTAL EXPENSES</b>	<b>\$ 23,830.00</b>	<b>\$ 23,830.00</b>	<b>\$ 19,341.02</b>	<b>\$ -</b>	<b>\$ 23,885.00</b>	<b>\$ 23,885.00</b>