

**RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.**

**GENERAL MEMBERSHIP MEETING**

**August 25, 2022**

**5:30 PM, MST**

**MEETING MINUTES**

**In attendance:** Shellie Shores 222, Tommy and Fay Vader 220, Lolene Sammons, 218, Alan and Marsha Rose 216, Jennifer Kennedy 228, Patty Van Dyke 224, & Charlie Zieter  
We have a quorum.

General membership meeting called to order 5:32

Charlie sent out **notice of meeting** - bulletin board, mail and website

Alan made Motion to **approve the minutes from 9/8/21** -Lolene seconded - all in favor of approval of the minutes- minutes approved.

**Budget** - Everything is going up, utilities, insurance especially high. We did a stop gap on the sewer last year and Tommy has been monitoring and putting root killer on there to avoid more damage. Board feels it is risky to put off the actual repair. About 15 years ago we had the orangeburg pipe- and that held for 15 years, but now we are having problems where it meets the main sewer line. So we cannot get it all out and it continues to grow back so we need to address this. We are in the process of working with engineers and contractors to repair this. It is going to be expensive, but if we have another problem. the insurance will not pay for it a second time. Each unit has a 4 inch line and it needs to be upgraded to 6 or 8 inches to meet code. Charlie has been working with engineers, contractors, and the city to get a plan in place.

Range of cost as of our current understanding of the situation is estimated at \$20,000  
Therefore we do not have enough in our reserve to cover this. We are proposing an increase in dues to cover operating costs and keep our reserve strong for future security. Talked about not using garbage disposal to protect what we have going on. If we wait until it freezes it will be a lot more. We just need to get this done this fall.

Increase in dues to help make the assessment less and spread the hit to tenants out a little over time.

We propose a special assessment of \$2,000.00 per unit and dues increase to \$325.00 (50 increase- \$25 just to cover the operating budget- \$25 toward reserve to keep that up.

Project amount - \$20,000

No general members veto the budget. Budget stands.

Alan's board position term is up- he has been nominated by Loleene to hold office again -Shellie seconded, All in favor. Alan again accepted the position. 3 year term.

Jennifer made a motion for a special assessment -\$2,000 per unit for sewer line special assessment to be paid in full by November 15th. Shellie seconded- All in favor

Alan motion to adjourn, Loleene seconded that.

**Meeting adjourned 6:20**