

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**NOTICE
OF
MEMBERSHIP MEETING**

September 20, 2023

4:0 PM, MST

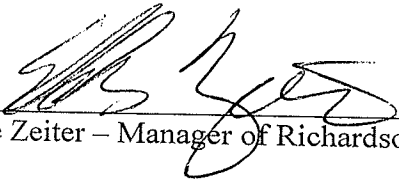
The Board of Directors of RSC will be having their **Annual General Membership Meeting** on **September 20, 2023**.

This meeting will be held in the hallway 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@redoakreco.com or call 970-641-2219 prior to the meeting.

Notice, September 4, 2023



Charlie Zeiter – Manager of Richardson Square Condominiums Association, Inc.

RICHARDSON SQUARE CONDOMINIUM ASSOCIATION, INC.

**GENERAL MEMBERSHIP
MEETING**

September 20, 2023

4:00 PM, MST

MEETING AGENDA

- 4:00 PM President of Board of Directors calls meeting to order.
- Role call of Members present.
 - Verification of quorum.
- 4:03 PM Proof of notice of meeting.
- 4:05 PM Approve General Membership Meeting Minutes from August 25, 2022.
- 4:10 PM Consideration of Annual Budget by General Membership.
- 4:25 PM Election of Board of Directors position – 3 year term currently held by Jennifer Kennedy
- 4:35 PM New Business:
- To transact such other business as may properly come before the board.
- 4:45 PM Adjourn.

NOTE: A Board of Directors meeting will follow immediately after this General Membership Meeting.

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

October 1, 2023 to September 30, 2024 BUDGET

- Approved by Board of Directors - 090123
 - Considered by General Membership -

	OLD BUDGET		June 1, 2022 to May 31, 2023	Proposed	
	October 1, 2022 to September 30, 2023	BUDGET	ACTUAL	October 1, 2022 to September 30, 2023	BUDGET
EXPENSES					
Annual budget mailing	\$ 20.00		\$ 12.60	\$ 20.00	\$ 20.00
Insurance Expense (Exterior of buildings only)	\$ 5,475.00		\$ 5,401.00	\$ 5,941.00	\$ 5,941.00
Legal Expense	\$ 300.00		\$ 287.50	\$ 300.00	\$ 300.00
Building Maintenance & Repairs - Ext.	\$ 1,000.00		\$ 65.93	\$ 500.00	\$ 500.00
Building Maintenance & Repairs - Int.	\$ 2,000.00		\$ 96.88	\$ 500.00	\$ 500.00
Fire Extinguishers (annual inspection)	\$ 100.00		\$ 45.00	\$ 45.00	\$ 45.00
Boiler Inspection (annual inspection)	\$ 90.00		\$ -	\$ 90.00	\$ 90.00
Snow Removal	\$ 1,600.00		\$ 1,982.00	\$ 1,600.00	\$ 1,600.00
Snow Removal - roof	\$ 1,600.00		\$ -	\$ 1,600.00	\$ 1,600.00
Yard Maintenance	\$ 2,000.00		\$ 1,883.79	\$ 1,900.00	\$ 1,900.00
Management Expense	\$ 2,400.00		\$ 2,400.00	\$ 3,600.00	\$ 3,600.00
Common Area Electricity	\$ 1,100.00		\$ 1,142.75	\$ 1,200.00	\$ 1,200.00
Garbage Service	\$ 1,440.00		\$ 1,540.00	\$ 1,680.00	\$ 1,680.00
Water & Sewer Service	\$ 1,800.00		\$ 2,042.21	\$ 2,100.00	\$ 2,100.00
Natural Gas	\$ 3,200.00		\$ 5,351.41	\$ 5,400.00	\$ 5,400.00
Tax Return Prep Expense	\$ 650.00		\$ 650.00	\$ 600.00	\$ 600.00
Bank Service Charges & Supplies	\$ 100.00		\$ 382.37	\$ 100.00	\$ 100.00
RSC Web Page Domain Name	\$ 25.00		\$ 19.14	\$ 25.00	\$ 25.00
RSC Web Page Hosting	\$ 205.00		\$ 206.86	\$ 205.00	\$ 205.00
Budgeted Reserve Acct. Savings	\$ 6,000.00		\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
TOTAL EXPENSES	\$ 31,105.00		\$ 29,509.44	\$ 33,406.00	\$ 33,406.00