

Richardson Square Condominium Association, Inc.

Homeowners Meeting Minutes

September 20, 2023

4:00 Rose called the meeting to order.

In attendance: Charlie Zeiter, Jennifer Kennedy, Alan Rose, Shellie Shores, Tom Vader, Loline Sammons -We have a quorum

Proof of notice - US mail & bulletin board

Approval of last years meeting minutes 9/1/22

- Motion to approve the minutes Shores, Rose seconded - all approved

Consideration of budget:

- Gas went up a lot 48% Charlie questioned it and Atmos is going to provide a report to show why the rate went up this much. No leak, usage is consistent (within 10%).
- We will wait to see what the report says and then consider filing a complaint.
- Insurance and property management slight increases.
- Increase dues by \$25-to ensure we have enough reserve Dues increase from \$325-350 starting in October
- Reserve has 15,000 now and this will allow us to continue to grow our reserve

Shores motion to approve the budget as presented Seconded by Kennedy -
All in favor - Budget approved

Election officers of Board of Directors

- Loline nominated Jennifer Kennedy
- Rose seconded -
- No other nominations-
- Vote all in favor- - reelected.

New Business

- Bill - lawn guy does not bill consistently, so it appears we have more currently than we do - Mt. Rain needs to look at the water pump for the sprinkler system.
- May need tree trimming done
- Discussion of roof shovel- not done in two years - Reminder that it can only be done by the roof contractor due to warranty on new roof.

4:38 Kennedy made a motion to adjourn the meeting. Shores seconded-
All in Favor **Meeting Adjourned**