



**REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.**

**Minutes of Association Meeting**

**June 9, 2025 at 5:00 p.m., Regency House Club Room and Free Conference Call**

**(605) 472-5642, Access Code 1299717#**

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- 1. Call to Order:** President called the meeting to order at 5:02 p.m.

Present: Keith Lester, President  
Ralph Harast, Vice President  
Mark Smith, Director  
Sara Thompson, Treasurer  
Kent Brown, Director  
Michael Steinle, Secretary

Diane Duhig, General Manager

- 2. Approval of Minutes of 2024 Annual Meeting:** Motion made by Mark Smith, seconded by Mike Steinle, Approved unanimously
- 3. President's Remarks:** Keith Lester spoke of the status of RCHA projects and the importance of continued communication between the Board, administration and the residents. Overall, RHCA operations are going very well and the management team is working together closely to ensure important projects are handled efficiently and timely.
- 4. Treasurer's Report:** Sara Thompson reported that revenues remain at approximately two (2) million, total operating expenses of approximately 1.6 million leaving approximately \$450,000 of revenue over expenses. Some of the accounts were analyzed with our bank and were moved to ensure that we were taking advantage of the best rates possible.
- 5. Status Update on Projects:** Diane Duhig reported that we are waiting for or in the midst of several projects that are being evaluated by the board, including:
- i. Mailroom flooring
  - ii. Refinishing first floor parquet floors
  - iii. OTIS elevator presentation to evaluate history, maintenance and future needs
  - iv. Update of first floor bathroom wallpapering
  - v. Elevator interior refinishing and front door repairs
  - vi. New lighting & painting of workout room, & possible leg machine
  - vii. Landscaping/hardscaping of outside patio; exterior lighting in boat

- viii. Garage Floor repairs – September start
- ix. Exterior leak/water intrusion repairs – work starts July/Aug
- x. Front stonework repairs – Aug/Sept
- xi. Future balcony (floor) repair schedules - 2030

**Smaller upcoming projects/events:**

- Garage floor cleaning
  - Paper shredding for residents
  - Interior window cleaning (for those that missed it)
  - Carpet cleaning – owner hallways
- 6. Question and answer session with residents** – Questions came in from owners regarding future reserve projects and future budgeting, thoughts on newer garage entry systems,
- 7. June 9, 2025 Association Meeting** was adjourned at 6:10 p.m.