

**RECORD OF PROCEEDINGS  
LONDON HOUSE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTOR MEETING**

**October 8, 2008**

*Approved*

The regular meeting of the Board of Directors of the London House Condominium Association was held on Wednesday, October 8, 2008, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

**Call to Order:** The meeting was called to order at 6:00 PM. The following directors were present or absent as indicated:

Michael Cruz	Present	Kym Bloom	Present
Denis Martin	Present	Dana Johnson	Present
Lars Brink	Present		

Richard Seeman, Resident Manager, was present.

Kaye Welch from Western States Property Services was present.

**Homeowner Forum:**

- Homeowners from #311 and #411 were present to address the Board about their differences regarding noise from #411 into #311 after 10 PM. After much discussion, it was determined that both parties would immediately work together to determine the noise levels that are acceptable and try to work out their differences. The Board would discuss further under New Business to determine if there is anything they can do to be helpful.
- Homeowner from #501 again addressed his continuing complaints about #601.

**Staff Report:** Richard reviewed his report with the Board of Directors.

- He noted that the lockbox railing would be installed during the week and he would distribute notices regarding moving lockboxes.
- The Board approved having Richard schedule Stewart Boyer to replace the leaking hydraulic heater valve for the swimming pool for about \$300.
- Swamp coolers will be turned off on 10/10/08.
- Richard is out of handbooks.

**Minutes:** After review, Denis Martin moved to accept the September 2008 minutes as presented. Michael Cruz seconded the motion and it was carried.

**Financial Report:** The balance in the operating account at the end of September 2008 was minus \$17,008.86. The balance in the reserves money market account was \$6,550.88. The investments in CDs with Dain Rauscher totaled \$50,470.78. Delinquency in dues was at \$10,752.58, down \$3,613.78 from August. Funds were reported too short to cover all of the September payables and Michael made a motion to move \$4000 from the money market account at Dain Rauscher into the operating account. Dana seconded the motion and it was carried. Financials were approved for audit.

**Manager Report & Communications:** Report and communications were reviewed with the Board and are included with the meeting records.

**Unfinished Business:**

- Everyone will be notified when the elevator upgrades are to start.
- It was determined that the balcony of #408 is in good condition and still well sealed. Therefore, the Board will consult the Association legal counsel on their responsibility to #308 for keeping her enclosed balcony sealed from water intrusion.
- After review of the delinquent accounts, the Board approved going forward with foreclosure proceedings against #601 and #603. Dana made the motion to start foreclosure, Kym seconded the motion and it was carried.
- After discussion, the Board determined they would not accept a payment plan from #212 for damage repairs to the common elements from water damage caused by her tenants. The account needs to be paid in full by the end of the year.
- The Board approved waiving \$.94 on the account for #402.
- It was determined that the manager will send a letter to #601 regarding nuisance noise, dropping items and debris onto the balcony below, prohibiting use of a charcoal grill on the balcony, prohibiting three dogs in the unit, and the need to use heavy area rugs on the hard surface floors in the unit to abate noise below.
- Committee Reports: There were no committee reports.

**New Business:**

- Two snow removal proposals were reviewed. Manager will check with Richard to see which one he wants to go with as pricing is the same.
- Board discussion regarding the noise issue between #311 and #411 resulted in the decision of the manager writing a letter to each party stating the problems and suggestions made by the Board during their meeting earlier with the homeowners.
- Richard will be asked to replace all hallway light fixture bulbs with a lower energy bulb, starting with a trial on the first floor.
- After review of the 2009 draft budget, the Board approved a 12% increase in dues for 2009 and approved the draft for final revision with the dues increase and the balance to go into the decreased reserves. There was no increase for 2008 and a reduction in dues for 2007. The cost increase of utilities is the driving factor in the increase.
- The Board would like to have Todd Boyer from Stewart Boyer attend a meeting in the near future to review expectations on the boiler.
- The window ledge in #511 bedroom will be repaired by GR Construction.
- After discussion regarding the incorrect dues that have been assessed to the account of #108, it was determined that the Association legal counsel will be requested to advise the Board on what steps to take to remedy the issue.
- The annual meeting will be held on November 12<sup>th</sup>.
- The annual holiday party will be held December 11<sup>th</sup>.

**Adjournment:** There being nothing further to discuss, the meeting was adjourned at 9:02 PM.

Respectfully submitted,  
Kaye Welch, Recording Secretary