

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

September 10, 2008

Approved

The regular meeting of the Board of Directors of the London House Condominium Association was held on Wednesday, September 10, 2008, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: The meeting was called to order at 6:15 PM. The following directors were present or absent as indicated:

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

Lars Brink was present to monitor the Board for possible appointment.

Richard Seeman, Resident Manager, was present.

Kaye Welch from Western States Property Services was present.

Homeowner Forum: #308 owner was present to address the Board about water leak into her enclosed balcony around the ceiling edges. She provided pictures and discussed responsibility with the Board. The Board will make a determination under New Business.

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

Minutes: After review, Denis Martin moved to accept the August 2008 minutes as amended. Kym Bloom seconded the motion and it was carried.

Financial Report: The balance in the operating account at the end of August 2008 was minus \$20,337.72. The balance in the reserves money market account was \$3,429.83. The investments in CDs with Dain Rauscher totaled \$50,470.78. Delinquency in dues was at \$14,366.36, up \$1,929.44 from July. 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:

- Elevator Update: The elevator upgrades will be starting soon.
- Committee Reports: There were no committee reports.
- The Board decided to waive the \$50 fine for #212 for the broken window since the homeowner had the window replaced.

New Business:

- #212 has interior furniture on the balcony. #212 and #211 need to have the balcony glass cleaned on the outside.
- Manager to get Kym information on window flags and political signs.
- After discussion, it was determined that Richard, Kaye and Gustavo will look at balcony of #408 to see if there is any damage or deterioration causing water to enter #308 enclosed balcony. The Board will seek legal counsel on the concerns brought to them from the owner of #308, as this same discussion and resolution is an ongoing issue.
- After review of the agreement from James Moore & Associates to provide taxes and audit for the 2008 financials, Dana moved to approve just having the taxes prepared this year for \$325. Denis Martin seconded the motion and it was carried.
- The Board appointed Lars Brink to finish Rosemary Brown's term on the Board of Directors. Lars accepted the appointment and was welcomed aboard.

Adjournment: There being nothing further to discuss, the meeting was adjourned at 8:05 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary