

**RECORD OF PROCEEDINGS
LONDON HOUSE CONDOMINIUM ASSOCIATION
ANNUAL MEETING**

November 12, 2007

Approved

The annual meeting of the London House Condominium Association, Inc. was held at 7:00 PM on November 12, 2007 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

Rosemary Brown	Present	Sheri Tracey	Present
Denis Martin	Present	Kym Bloom	Present
Michael Cruz	Present		

Kaye Welch was present representing Western States Property Services.

Richard Seeman was present as Resident Manager.

Members Present: Unit owners present at the meeting include: 502, 301, 604, 302, 201, 410, 202 and 102. Members represented by proxy include: 204, 209, 211, 212, 303, 311, 501, and 501.

Call to Order: President Sheri Tracey called the meeting to order at 7:00 PM. Introductions of the Board of Directors were made to the attending membership.

Reading of Proof of Notice: The Proof of Notice was read by acting secretary, Kaye Welch, certifying mailing of postage paid notice of the annual meeting on or before October 24, 2007.

Quorum Determination: A quorum of the membership was determined with 8 units represented by proxy and 8 units represented in person for a total of 16.

Approval of Minutes: Sheri Tracey moved to accept the minutes from the Annual Meeting of 2006 as read. Kym Bloom seconded the motion and it carried.

Director Reports:

- Rosemary Brown reported on the accomplishments of the board for the past year.
 1. New ceiling paint and light fixtures in the poolroom.
 2. Many new landscape plantings.
 3. New patio furniture.
 4. Security camera in poolroom.
 5. Parking lot seal coated and restriped.
 6. Passed Revised and Amended Bylaws, Articles and Declarations of the Association.
 7. New handbooks will be distributed shortly.
 8. Removed all dysfunctional exercise equipment.
 9. Reserves are at \$98,000 and the Board will be entertaining placement of funds with Dain Rauscher in 2008 to put into laddered CDs, with better interest earning power.

10. Poolroom roof is being replaced.
 11. Trees have been pruned to insure their health and safety.
 12. Preparing to paint and re-carpet the first floor of the building.
 13. New pool recirculating pump.
 14. Richard's skills have saved the Association money with his accomplishments.
- Kym Bloom noted that the Association has a new web site address: www.londonhousehoa.com. And the holiday party will be on December 13, 2007.
 - Rosemary Brown will organize a balcony decorating contest for the holidays.
 - Sheri Tracey thanked the Board for all of their hard work during the year and reviewed some of the changes in the revised handbook that will be distributed.

Unfinished Business: There was no unfinished brought up for discussion.

New Business:

- The 2008 budget previously approved by the Board was reviewed and ratified.
- **IT WAS RESOLVED:** "THAT ANY EXCESS OF MEMBERSHIP INCOME OVER MEMBERSHIP EXPENSES FOR THE YEAR ENDED DECEMBER 31, 2007 SHALL BE APPLIED AGAINST THE SUBSEQUENT TAX YEAR MEMBER ASSESSMENTS AS PROVIDED BY IRS REVENUE RULING 70-604."
- Sheri Tracey and Rosemary Brown were nominated to serve another term on the board and were unanimously elected.

Open Forum: There were a few questions from homeowners, which were addressed by the Board.

Adjournment: There being no further business presented for discussion, the meeting was adjourned at 8:00 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary