

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

April 10, 2006

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, April 10, 2006, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: President Sheri Tracey called the meeting to order at 6:30 PM. The following members were present or absent as indicated:

Sheri Tracey	Present	Denis Martin	Present
Rosemary Brown	Present	Kym Bloom	Absent
Troy Williams	Present		

Kaye Welch from Western States Property Services was present.
Richard Seeman, Caretaker, was present.

Open Forum: There were no homeowners present for discussion.

Staff Report: Richard Seeman prepared a written report of the main events and issues that the Board would need to be aware of. The Board reviewed the report with Richard and a copy of his report is included with the Association records.

- Work continues on the landscaping
- Sheri congratulated Richard on his promotion to Resident Manager.
- Richard presented a proposal for materials to install balcony spacers where they are missing.

Minutes: Dennis Martin moved to accept the minutes from the March meeting as presented. Sheri Tracey seconded the motion and it was carried.

Manager Report: The Board reviewed the written report and communications from the manager.

Financial Report: Treasurer Troy Williams reviewed the financial reports with the Board. The operating account balance at the end of March 2006 was \$10,066.93. The reserve account balance at the end of March 2006 was \$16,903.14. Delinquency for dues was \$4,080.73, down \$6,000 from February. Sheri Tracey moved to accept the financials for audit. Rosemary Brown seconded the motion and it was carried.

Unfinished Business:

- Committee report:
 - Communication Committee did not have anything to report.
 - Exterior Committee is finishing a plan for the landscape this year within their budget.
 - Interior Committee discussed the cost of floor covering replacement in the elevators and the Board decided to table any further plans until later in the year due to financial constraints.

- Account signatures were put in place.
- Troy Williams is working on a storage closet policy and will try to have it at the next meeting for review.
- The City and County of Denver is requiring a plan presentation to them by January 2006 for bringing the elevators up to code by 2010. The Board believes they will be able to make the upgrades in 2008 without any special assessment.

New Business:

- After discussion, Sheri Tracey moved to accept the pricing from Gamco to purchase the materials necessary to replace balcony spacers. Troy Williams seconded the motion and it was carried. Cost should be around \$200. Richard will provide the labor.
- Director Discussion:
 - Denis Martin is working on providing tools for owners to use to keep the exterior glass of their balcony clean.
 - Rosemary Brown will put a flyer out in the next couple of weeks on the yard sale.
 - Sheri Tracey is preparing a flyer for spring cleanup project.
- The proposals from Stewart Boyer for repairs on mechanical systems were reviewed. Richard will replace coupling and motor mounts on one B&G series 100 pump, replace bearings and v-belts on both evaporative coolers and replace electrical disconnect switch on one evaporative cooler to save the Association \$1,276.00. After discussion, Troy Williams moved to approve the Stewart Boyer proposals to replace leaking hydro motor on the natural gas valve for \$1,182.00 and repair the leaking piping located over the main building heating pump for \$2,192.00. Denis Martin seconded the motion and it was carried.

Adjournment: There being nothing further brought to the attention of the Board, the meeting was adjourned to executive session at 7:43 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary