

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

April 9, 2007

Approved

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, April 9, 2007 in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: The meeting was called to order at 6:30 PM. The following directors were present or absent as indicated:

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

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Homeowner Forum: Owner of #501 was present to bring up the nuisance noise from the dogs that live in #601. There are 2 large dogs that make floor noise when they move around the house. A notice of complaint regarding nuisance noise will be sent from the Association. Owner of #501 was told to call the police when there is any threatening noise coming from the unit above.

Staff Report: Richard's written report was reviewed and is part of the meeting records on file.

Minutes: Denis Martin moved to accept the minutes from the March meeting as read. Kym Bloom seconded the motion and the motion was carried.

Financial Report: The balance in the operating account at the end of March 2007 was <\$2,064.43> and the balance in the reserve account was \$60,908.83. Delinquency was \$11,025.08 at the end of March, up from February by \$3,077.15. Net profit to loss was \$7,348.76 under budget year-to-date. The financials were approved for audit.

Manager Report: The manager reviewed the report and communications, which are part of the meeting records, with the Board.

Unfinished Business:

- Another mailing will be distributed to those who have not voted yet on the revised governing documents.
- The balcony of #510 continues to leak water onto #410. CAI is working on the problem.
- Committee Reports

- Interior: Denis Martin reported that he purchased a very nice bench and plants that are located in the 1st floor front landing. The committee will meet to discuss more interior improvements.
- Exterior: The sandstone wall is deteriorating. Manager will try to find a solution of some kind.
- Communications: The web site needs updating and the committee will put together a newsletter to be ready for approval at the next meeting.
- Rosemary Brown will make a decision on date for the annual yard sale by the next meeting.
- An annual balcony decorating competition will be set for June. Topic to be placed on next meeting agenda.

New Business:

- Director Discussion
 - Denis Martin asked about the pool leak and was updated.
 - Kym Bloom would still like a spot for a bike rack. Manager will get a catalog of styles to Kym for investigation.
 - Troy Williams reported that the space marked for no parking just outside the back door is being used to store a Vespa by the resident who is assigned the parking space next to the common no parking space.
 - Rosemary Brown is interested in finding some recycling contractors and will see if she can bring information to the next meeting.

Adjournment: There being nothing more brought up for discussion, the meeting was adjourned at 7:40 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary