

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

April 9, 2008

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Wednesday, April 9, 2008, 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:

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

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Homeowner Forum: There were no homeowners present to address the Board.

Staff Report: Richard provided a written report for review, which is included with the meeting records. Richard reviewed the Stewart Boyer invoices for the year so far with the Board.

Minutes: After review, the meeting minutes from March 2008 were approved as read.

Financials: The balance in the operating account at the end of March 2008 was minus \$12,022.12. The balance in the reserve money market account was \$35,717.17. The balance in the Dain Rauscher investment account was \$50,029.27. Delinquency was \$7,238.85. The financials were approved for audit.

Manager Report & Communications: The manager's action item list was reviewed with the Board and updates provided. Communications were submitted for review and are included with the meeting records.

Unfinished Business:

- Two parking lot vehicle stop painting proposals were reviewed. After discussion, the proposal from Windstar Construction for \$868 was accepted.
- Manager to check with Mark Payne about a landscape plan for 2008.
- Committee Reports:
 - Interior – would like to make the pool room a sitting and meeting area.
 - Exterior – waiting on a plan for landscape for 2008 from A Cut Above.
 - Communications – putting together a newsletter.

New Business:

- One sandstone wall proposal for repairs was reviewed. A second proposal is coming in and the Board tabled further discussion until next meeting.
- The elevator upgrades proposal was reviewed. The Board decided to meet with Frank McTarsney from Advanced Elevator prior to approval of the proposal. The total cost for complete upgrade of all systems and parts, and bringing both elevators into code, will be \$71,000, with a payment plan offered to the Association. The Board will see if there are options of phasing in the upgrades.
- It was reported that persons are moving the pool room camera to avoid recording of activities. The perpetrator will be investigated on the video and fined.
- Director Discussion:
 - Michael – would like to encourage residents to safely clean their windows in side and outside and their balcony glass. Also to freshen their balconies with spring cleaning.
 - Michael – noted to contact the city police when persons are parking for more time than loading their vehicle in the official Loading Zone so the police can ticket the person.
 - Rosemary – questions recycling verses trash bins. Suggested changing to 2 recycling bins and 1 trash bin and monitor for use.
 - Sheri Tracey resigned from the Board of Directors as she is moving from the building. Her resignation was accepted with regret and she was thanked for her efforts and accomplishments during her tenure on the Board.

Adjournment: There being nothing further brought to the Board for discussion, the meeting was adjourned at 8:12 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary