

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

April 13, 2009

Approved

The regular meeting of the London House Condominium Association, Inc. was held at 6:00 PM on April 13, 2009 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

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

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Homeowner Forum:

- Owner of #509 was present to notify the board that his balcony flooring was showing damage. Richard will inspect.
- Owner of #208 was present to address the board about her replacement window request for approval.

Staff Report: Richard submitted a written report on events and issues that the Board should be aware of, which is included with the meeting records.

Approval of Minutes: After review, Denis moved to accept the minutes from the March meeting. Michael seconded the motion and the minutes were approved as read.

Financials: The balance in the operating account was minus \$7,376.57 at the end of March 2009. The balance in the money market reserve account was \$6,417.78 and the balance in the Dain Rauscher Investment account was \$48,487.31 at the end of March 2009. Delinquency was at \$15,040.54, up \$2,315.54 from February. Financials were approved for audit.

Manager Report & Communications: Written reports and copies of communications were reviewed and are part of the meeting records.

Unfinished Business:

- Discussion on installation of a shed on the back deck for storage was tabled.
- Discussion on installation of an enclosure in the entry for lock boxes was tabled.
- After discussion, Dana moved to continue the application for a credit card for use by the Association from Bank of Choice. Michael seconded the motion and it was carried. The Board approved Kym and Dana as signors on the application, and approved all Board Members to be on the card to use as necessary. Richard will hold a card and its use will reduce the need for checks and small charge

accounts. The Association manager will hold the second card for use by the Board.

- Chimney cleaning was discussed. The Board would like a contractor to inspect a few chimneys to see if there is need for cleaning. The Association can contract for the cleaning and as a Limited Common Element, the chimney cleaning can be charged back to the homeowner by the Association.
- The Board approved purchase of a sign to be installed at the deck to address the use of the gas grill.

New Business:

- The Board discussed recent property and resident security events. The Board decided that a letter will be sent to homeowner of #207 stating again that her boyfriend is not to be in the building at any time unless he is escorted between the entry and her unit by her. He has been reported as smoking in the halls on the 6th floor and sleeping in the halls. The Association will pursue further legal channels if he is found inside the building without her escort or if he is the cause of any further problems to the building or residents. The homeowner is responsible for his behavior since he is her guest/visitor.
- The Board wanted to make clear to residents via the next newsletter that pushing anything off of a balcony is prohibited, such as water used for balcony cleaning.
- Unit Issue Resolutions:
 - After review of a request for approval to install replacement windows in her balcony enclosure from #208, Denis moved to approve her request. Michael seconded the motion and it was carried.
 - After review of a request to waive a fine from the account of #101, the Board unanimously approved waiving the fine for him since he did cooperate in resolving the non-compliance issue in a timely manner.
 - It was reported that the leak from #601 into #501 was investigated by Richard and some board members. It was determined that the problem will need to be resolved between the homeowners.
 - The balcony ceiling damage in #309 was discussed. The water damage was caused from rain water coming in through the enclosure of the #409 balcony around the air conditioning unit and the homeowner of #409 is responsible to make the repairs to the #309 balcony ceiling. He will be so notified and if he doesn't have the work completed satisfactorily within 30 days, the Association will contract for the work to be completed at his expense according to the Declarations.
- Manager will see if the elevator door closing timers can be set to stay open a little longer before closing.
- Next meeting will be May 13, 2009 at 6 PM in the club room.

Adjournment: There being nothing further brought before the Board for discussion, the meeting was adjourned at 7:09 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary