

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

**April 20, 2010**

*Approved*

The regular meeting of the London House Condominium Association, Inc. was held at 6:30 PM on April 20, 2010 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

Kym Bloom	Present	Jennifer Kemp	Present
Dana Johnson	Present	Michael Cruz	Present
Mark McCabe	Present		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

**Homeowner Forum:** There were two homeowners present to address the Board.

- Owner of #506 was present to answer any questions the Board might have on his request for architectural change approval to the interior of his unit. The Board told him they needed an engineering report confirming the wall he wishes to remove is not a load-bearing wall, and they need an electrical engineering report on how the breaker box would be safely moved to another location. Upon receipt of those items, the Board will make a decision on approval of his request.
- Owner of #302 was present as an Exterior Committee member for the discussion of the stone wall replacement.

**Staff Report:** A copy of the staff report was reviewed by the Board and is included with the meeting records.

**Minutes:** After review, Michael moved to accept the minutes from the March board meeting as submitted. Jennifer seconded the motion and it was carried. Dana abstained from voting.

**Financials:** The balance in the operating account was deficient by \$4,336.22 at the end of March 2010. The balance in the money market reserve account was \$25,485.85. The balance in the Dain Rauscher investment account was \$42,192.02. The Association CD with Bank of Choice in the amount of \$5,000.00 added with the other reserve accounts totaled \$72,677.87 in reserves. Delinquency was \$11,451.05, down \$197.50 from February. The Net Profit/Loss for Year-to-Date at the end of March was under budget by \$2,584.38. Dana moved to accept the March financials for audit. Mark seconded the motion and it was carried.

**Manager Report & Communications:** The Board reviewed the manager's action item list and communications, which are included with the meeting records.

**Unfinished Business:**

- Committee Reports:
  - Exterior Committee: The Committee submitted a report on recommendations for exterior improvements to the Board. Also, the Committee presented recommendations on the sandstone wall replacement.
  - Interior Committee: No report.
- The sandstone wall replacement was discussed. Each board member gave their opinion on what they would like to see as a replacement. Several proposals were reviewed and the majority preferred three. Dana is working on recycling of the sandstone and he expected to have additional information for the coming weekend for the Board. More information was to be requested from some of the contractors and by next week the Board hopes to make a final decision on the wall replacement and contractor choice.
- The Board discussed the reserve funds for the year, considering the completion of the entire wall if possible.

**New Business:**

- The Board reviewed the Architectural request from owner of #506 and asked for reports to confirm electrical changes and wall removal will not impact the building in any way before making a final approval or denial.
- Forming a rule about recycling compliance was tabled.
- The reserve analysis was briefly reviewed on the items the Association should be addressing.
- The next meeting will be Tuesday, May 18, 2010, at 6:30 PM in the clubroom.

**Adjournment:** There being nothing further to discuss, the meeting was adjourned at 8:30 PM.

Respectfully submitted,  
Kaye Welch  
Recording Secretary