

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

April 19, 2011

Approved

The regular meeting of the London House Condominium Association Board of Directors was held at 6:30 PM on April 19, 2011 in the Club Room at 1233 Ogden Street, Denver, Colorado.

Quorum: The following Directors were present or absent as indicated:

Kym Bloom	Present	Jennifer Kemps	Present
Dana Johnson	Present	Sara Hofer	Present
Alex Ferber	Absent		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Homeowner Forum: Homeowner from #401 was present to address a letter received regarding domestic hot water problems. She submitted suggestions related to the hot water distribution problem and remained through the meeting to monitor the meeting.

Staff Report: Richard submitted his written monthly report to the Board, which is included with the meeting records. Richard was told by the board members to not replace any dead shrubs in front of the new retaining wall along Ogden Street at this time. The Exterior Committee is to get more information on shrub type that they believe would be more adaptable to dog urine and let Richard know what to replace the dead shrubs with.

Richard is looking into the cause of the overflow in the laundry room on the second floor.

Minutes: After review, Sara moved to approve the March board meeting minutes as submitted. Dana seconded the motion and it was carried.

Financials: The balance in the operating account was \$12,870.00 at the end of March 2011. The balance in the money market reserve account was \$79,714.00. Delinquency was at \$7,914.21. Net profit/loss for the year-to-date was \$8,237.79 under budget. Dana moved to approve the financials for audit. Jennifer seconded the motion and it was carried. The Board will consider purchasing laddered CDs in the near future for reserves funds.

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

Unfinished Business:

- Handbook revisions were tabled due to time constraints.

- Carpeting proposals were reviewed. The Board will consider replacement of all interior carpet as the 2011 large capital improvement. There were some questions to be answered yet, and Alex was not available for review of the quotes and samples, so any further decisions were tabled.
- Asphalt seal coat and re-striping quotes were reviewed. The Board wanted more time to study the quotes, so tabled any decision on asphalt repairs.
- Discussion was held on painting and repairs to the exterior mansard and stucco looking surfaces. Since the mansard shingles are asbestos, it was recommended that the Board consider removal of the asbestos shingles and replacement with asphalt shingles. The Board decided to put the exterior project for mansard and stucco look surface on hold for 2012 since there isn't any leaking or damage at this time. In 2012 they will look at quotes for the entire project.
- Quotes were submitted for additional cameras in the pool room and electronic access systems to the pool room and the building access doors. At this time, no action will be taken and the Board will review for discussion in the future.

New Business:

- Manager was requested to send a letter to #204 reminding the owner that his dog needs to be on leash in the building and on the property.
- Committees:
 - Exterior Committee: There was nothing new to report at this time.
 - Interior Committee: There was nothing new to report at this time.
- The next meeting will be May 17th.

Adjournment: There being nothing further to discuss, the meeting was adjourned at 8:45 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary