

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

August 14, 2006

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, August 14, 2006, 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 the Resident Manager.

Open Forum: There were no homeowners present.

Staff Report: Richard reviewed his written report with the Board, which is attached to the meeting records. He reviewed the leak in the iron pipe on the first floor ceiling with the Board, and discussed the bid from Stewart Boyer for repairs. Richard will get two more bids for the repairs. Richard will check at the store where he bought the vacuum for pricing on a commercial carpet shampoo machine.

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

Financial Report: The Treasurer reviewed the financials with the Board. The balance of the operating account at the end of July 2006 was <\$1,933.49>. The balance of the reserve account at the end of July 2006 was \$22,559.15 with special assessments for the roof project going into the reserve account. Delinquency was \$13,066.29. Expenditures year-to-date are \$4,466.59 under budget. The financials were approved for audit. It was determined that delinquent accounts would be posted on the bulletin boards.

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

Unfinished Business:

- Committee Reports:
 - Interior – The Board decided on a tile color for new flooring in the elevators. Richard has installed carpeting in the elevators from pieces of

the hallway carpet found in storage. At this time, the elevator floors look very nice and will not be replaced with tile.

- Exterior – Landscape is about finished for the year. Waiting on the heat to abate before planting new grass seed.
- Communications – Website up to date and newsletter finished.
- Document revisions will be ready for distribution by the next meeting. Dates for meetings will be set.
- Elevator flooring: Denis Martin moved to accept the proposal from Expressions in Flooring for \$847.61 to install new tile in both elevator floors, to be done after 90 days. Rosemary Brown seconded the motion and it was carried. The Board placed a hold on the work until Troy Williams determines the funds are in the reserves.
- #205 still has a For Sale sign on the balcony.

New Business:

- Kym will put a note on the exercise equipment that doesn't appear to be used much stating in 30 days the equipment would be discarded unless the Board hears from residents that the equipment is used.
- Sheri noted that her unit is for sale and the Board should start thinking about her replacement on the Board.
- It was reported that the dog in #401 howls during the day. Neighbors will report to Animal Control.

Adjournment: There being no further business brought up for discussion, the meeting was adjourned at 7:30 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary