

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

August 13, 2007

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, August 13, 2007 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	Absent
Troy Williams	Present		

Kaye Welch was present from Western States Property Services.

Homeowner Forum: Unit owner for #501 was present to discuss problems with a neighboring unit.

Staff Report: Richard presented his report on maintenance issues to the Board of Directors. His report is part of the meeting documentation. The refrigerator in the kitchen of the party room has “died” and Richard received approval from the Board to purchase a new, simple refrigerator from Wilmar.

Minutes: Denis Martin moved to accept the minutes from the July meeting as read. Rosemary Brown seconded the motion and the motion was carried.

Financial Report: The balance in the operating account at the end of July 2007 was minus \$3,398.51 and the balance in the reserve account was \$85,726.11. Delinquency was at \$14,375.37. The financials were approved for audit. Sheri Tracey will contact the association attorney to discuss the slow collections process.

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

Unfinished Business:

- Committee Reports:
 - Interior – The Board reviewed some color choices provided by Denis Martin for the hallway walls. After review, the Board decided they would strongly consider installing commercial carpet tiles on the floor and paint the walls on the first floor, then wait to review reception by residents and

funding possibilities. Light fixtures will be replaced with something that will provide more light in the hallways.

- Exterior – Rosemary noted that everything was done for this season.
- Communications – Nothing to report.
- Revised documents should be recorded and ready for distribution prior to the annual meeting.
- Troy Williams moved to accept the proposal from Carter Group to install a camera in the poolroom. Denis seconded the motion and it was carried. A 4-channel system will be installed so more cameras could be attached to the recording system if desired. Cost for this entire installation will be \$1,628.08.
- SPCS will come back out to repaint the poolroom ceiling to satisfaction and finish the light fixture installation.
- The Board decided there is to be no chaining of bikes anywhere on the building exterior or common grounds.
- The Board agreed to waive the late fee of \$10 to unit #105.
- After review of documentation on leaking in #308, Sheri moved to approve having CAI go ahead with the repairs as presented in the proposal for \$675 and if the exterior of the enclosed balcony of #308 does not have flashing, that cost of installation will be charged back to #308. Rosemary seconded the motion and it was carried.

New Business:

- Floor covering proposals were reviewed and the Board would like more information and samples on the carpet squares. Manager will provide.
- Director Discussion – Nothing new to report.
- Handbooks are due to be revised and re-distributed. The Board will review and further discussion will be held at the September meeting.

Adjournment: There being nothing more brought up for discussion, the meeting was adjourned at 8:15 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary