

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

August 13, 2008

Approved

The regular meeting of the Board of Directors of the London House Condominium Association was held on Wednesday, August 13, 2008, 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:

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

Richard Seeman, Resident Manager, was present.

Kaye Welch from Western States Property Services was present.

Homeowner Forum: #501 addressed the Board regarding his neighbors upstairs – things coming onto his balcony from above and noise. Suspected use of a charcoal grill. The Board suggested again that #501 call the police for unnecessary noise at night from #601.

#402 suggested putting the website address on the bulletin board and again addressed the carpeting on the stairwell step to the 4th floor.

Staff Report: Richard reviewed his report with the Board of Directors, which is included with the meeting records.

Minutes: After review, Denis Martin moved to accept the June 2008 minutes as read. Dana Johnson seconded the motion and it was carried.

Financial Report: The balance in the operating account at the end of July 2008 was minus \$14,865.44. The balance in the reserves money market account was \$18,051.98. The investments in CDs with Dain Rauscher totaled \$50,335.89. Delinquency in dues was at \$12,436.92, up \$1,946.94 from June. Financials were approved for audit.

Manager Report & Communications: Report and communications were reviewed with the Board and are included with the meeting records.

Unfinished Business:

- Elevator Update: Advanced Elevator reported that all but one part is in for the elevator upgrades and they expect to start the work in one to two weeks. The Board approved the proposal from Quality Fire for \$4767.29 to do the work that is needed for the upgrades that involve installation of smoke detectors and other fire safety systems.

- Committee Reports: There were no committee reports.
- Items to be addressed with Mark Payne are the dead plants that were just installed and what ideas to be considered for spring 2009. The bark installed by the tree at the bus stop is very unsightly and unpopular.

New Business:

- The Board of Directors requests a new lease and proof of insurance for #212.
- Meetings will be changed to start at 6 PM instead of 6:30 PM.
- It was determined that a list of balconies that need to be rebuilt will be made and GR Construction will inspect to provide a bid. The Board will prioritize the work for consideration in 2009.
- A wrought iron railing will be installed at the back door for lock box use. Notices will be put up stating that lock boxes may only be used for For Sale or For Rent units. No personal access use or service personnel use lock boxes will be allowed. All lockboxes will need to be identified with either a unit number or a realtor card with name and phone number. Ten days after notice to remove the boxes from the front railings, all lockboxes will be removed from the front railing.
- Homeowner of #511 reported that the ledge outside his second bedroom window is loose and not secured to the building. An inspection will be made and results will be reviewed by the Board at the next meeting.
- Rosemary Brown resigned from the Board of Directors for personal reasons. The Board will try to find a homeowner to complete her term until November 2010.

Adjournment: There being nothing further to discuss, the meeting was adjourned at 8:51 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary