

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

August 12, 2009

Approved

The regular meeting of the London House Condominium Association, Inc. was held at 6:00 PM on August 12, 2009 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

Michael Cruz	Absent	Lars Brink	Absent
Kym Bloom	Present	Denis Martin	Present
Dana Johnson	Absent		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Homeowner Forum: There were no homeowners present to address the Board.

Staff Report: The printed staff report was reviewed by the Board and is included with the meeting records.

Minutes: There was not a quorum at the meeting, so there was no vote on the minutes. Kym made one revision to the July minutes and the Board will be asked to vote by email on approval of the revised minutes. Denis approved the minutes as revised during the meeting since he does not have email.

Financials: The balance in the operating account was \$19,816.77 at the end of July 2009. The balance in the money market reserve account was \$3,447.17 and the balance in the Dain Rauscher Investment account was \$42,189.20 at the end of July 2009. Delinquency was at \$6,326.95, down \$12,533.00 from June. Financials were approved for audit. The attending board members thought it would be prudent to transfer \$7,500.00 from the operating account into the reserve account where the funds can collect interest. Denis approved of the action in the meeting since he doesn't have email, and a vote will be polled by email to the rest of the board members.

Manager Report & Communications: Written reports and copies of communications were reviewed and are included in the meeting records.

Unfinished Business:

- After discussion about the proposal to repair Phase I balconies at \$2,295 each, the attending board members felt that to be cost effective and to respond to the owner of #410 who is getting water in continual large quantities from the balcony above, the balconies of #510 and #410 would be scheduled for complete investigation and repairs and all other balconies on the list would be considered later as funds allow.
- The Comcast agreement was tabled until the next meeting.

New Business:

- Request from owner of #410 regarding his balcony water was covered under balcony repairs.
- Any discussion on the event reported to the Board from owner of #511 was tabled.
- Request from owner of #311 regarding noise from #411 was discussed. Both units have hard wood flooring and no rugs to abate noise from unit to unit. The owners of #411 will be asked for documentation on when their hard surface flooring was installed and the products used, as there was no request for approval on file. Both owners will be notified that according to the Declarations, Section 7.3b, page 12, units with hard surface flooring require carpets on top of the floors to help absorb unit-to-unit sound.
- The treasurer of the Hamilton Arms HOA sent a letter to Kym asking if they could share use and cost of the recycling bin at the London House since they don't have any space for a bin. The attending board members agreed that for \$45 per month cost to their association, a conditional trial period would be set up to monitor the extra use and any problems that may occur. The manager will send a letter with this agreement and conditions and a list of acceptable recyclables to the treasurer after email approval by all board members. Denis approved this agreement at the meeting since he does not have email.
- Notice to remove non-resident furniture from storage closets at London House will be sent to the offending homeowner.
- Next meeting will be September 9, 2009 at 6 PM in the clubroom.

Adjournment: There being nothing further brought before the Board for discussion, the meeting was adjourned at 7:15 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary