

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

**August 16, 2011**

***Draft***

The regular meeting of the London House Condominium Association Board of Directors was held at 6:00 PM on August 16, 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	Present		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

**Homeowner Forum:**

- #410 made suggestions for locations of a bike rack.

**Staff Report:** Richard submitted his monthly report to the Board, which is included in the meeting records.

- Richard will look for some kind of dog deterrent to save the new front shrubs from the effects of dog urine.
- The Board approved Richard installing a window lock on the back stairwell windows like he has put on the 6<sup>th</sup> floor window.
- Richard will install a sign on grill instructions on the deck fence.
- Richard will add Sara to the Board of Directors list on the front door directory.

**Minutes:** After review of the July meeting minutes, Sara moved to accept them as submitted. Alex seconded the motion and it was carried. Dana opposed the motion.

**Financials:** The balance in the operating account was \$16,001.67 at the end of July 2011. The balance in the money market reserve account was \$93,715.23. Delinquency was at \$5,270.74. Net profit/loss for the year-to-date was \$6,128.55 under budget. Dana moved to approve the financials for audit. Jennifer seconded the motion and it was carried.

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

**Unfinished Business:**

- Clubroom carpeting was chosen. Relay product, Half Mile with semi stripe style and color and Root Beer border on the lower level floor.
- Handbook revisions were discussed. Prior to the next meeting, Kym will email everyone the pages 4, 5, and 6 so everyone can bring additions and revisions to the meeting. Kym will bring her laptop and make the changes as discussed.
- Meeting structure discussion was tabled.

**New Business:**

- The next meeting will be August 16<sup>th</sup>. The parking lot information will be put on the agenda.

**Adjournment:** There being nothing further to discuss, the meeting was adjourned at 7:00 PM.

Respectfully submitted,  
Kaye Welch, Recording Secretary