

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

February 13, 2006

Approved

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, February 13, 2006, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: President Sheri Tracey called the meeting to order at 6:32 PM. The following members were present or absent as indicated:

Sheri Tracey	Present	Denis Martin	Present
Rosemary Brown	Present	Kym Bloom	Present
Troy Williams	Present		

Kaye Welch from Western States Property Services was present.

Richard Seeman, Caretaker, was present.

Open Forum:

- #606 asked if the ponding on the roof had been repaired and if the interior repairs to his unit ceiling were to be repaired. Installation of the new roof has been completed and Columbine Applications has been contracted to make the ceiling repairs.
- #602 requested special consideration from the Board on his payments of the new roof special assessment.

Staff Report:

- Roof is almost complete.
- The Association may need to spend \$350 next year for a new treadmill belt.
- Spacer for balcony on #406 is falling off. Richard is getting an estimate on spacer replacement.
- Anyone who helps Richard with his duties needs to be personally insured for liability.

Guest: Candyce Cavanagh, legal counsel, was present to discuss the governing documents of the Association with the Board of Directors. Candyce suggested several changes to consider. The Board asked many questions and Candyce answered the questions. The Declarations are very out dated. The Board will consider revising the Bylaws, Declarations and Articles of Incorporation to updated versions taking into account the newest laws for common interest communities.

Minutes: Sheri Tracey moved to accept the minutes from the January meeting as amended. Denis Martin seconded the motion and it was carried.

Manager Report: The Board reviewed the written report and communications from the manager.

Financial Report: Sheri Tracey reviewed the financial reports with the Board. The operating account balance at the end of January 2006 was \$8,791.28. The reserve account balance at the end of January 2006 was \$9,051.64. The reserves will be rebuilt through reimbursement by owners for the special assessment for the new roof and by monthly deposits into the reserve account. Delinquency for dues was \$6,043.92. Sheri Tracey moved to accept the financials for audit. Kym Bloom seconded the motion and it was carried.

Unfinished Business:

- Committee report:
 - Communication Committee: getting newsletter ready to go out.
 - Exterior Committee: Rosemary is getting pricing and ideas together.
 - Interior Committee: Denis brought some ideas for the elevator floor carpet replacement. Denis will get bids for replacement of the elevator carpet. The committee is still considering removing the wallpaper on and painting the walls on each floor by the elevators a different color. Kym will photo shop pictures with different colors for review.
- Roofing will be completed within another week.
- Special assessment reimbursements so far totals \$18,691.79.
- After discussion, a special assessment payment plan for #602 was agreed upon for six months. Sheri will notify the owner.
- It was reported by the manager that owners of #501 and #601 were not able to satisfactorily work out the responsibility of repairs to unit 501 from frozen and burst pipes in #601. Sheri Tracey moved to open an insurance claim against the Association policy so an adjustor could sort out the responsibility and repair necessary. The motion was seconded and carried. The deductible of \$5,000 will be charged back to #601 if the claim pays out more than that amount. If under that amount, the claim will be voided, but will still show on the London House loss history and owner of #601 will be charged back for costs of repair to #501. Owner of #501 has obtained legal counsel at this time.

New Business:

- Governing document update was discussed. The Board will consider revision of the documents for the Association upon receipt of costs for legal preparation.
- Architectural change request from #311 was reviewed. It was determined that more information was needed from the unit owner prior to making a decision on approval for removal of the interior kitchen wall. The unit owner will be so notified.
- The Swingle landscape maintenance program for 2006 was reviewed. The Board approved 2 aerations and the Elm scale treatment. Manager to see if Richard can do the Revive and weed control/fertilization treatments.
- Director Discussion:
 - Troy Williams is donating his Nordic Trac equipment to the Association.
 - Troy will write a storage closet policy for review at the next meeting.
 - #109 still has the For Sale sign in the window.
 - Denis Martin suggested a spring balcony cleanup and holiday decoration contest to help promote a sense of community. The Board will consider.
 - Denis Martin moved to have Kym Bloom be the Secretary for the Board. Rosemary Brown seconded the motion and it was carried. Denis will be a Director at Large.

Adjournment: There being nothing further brought to the attention of the Board, the meeting was adjourned to executive session at 9:00 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary