

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

February 11, 2009

Approved

The regular meeting of the London House Condominium Association, Inc. was held at 6:00 PM on February 11, 2009 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

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

Kaye Welch was present from Western States Property Services.
Richard Seeman was present as Resident Manager.

Homeowner Forum: Owner of #108 was present and addressed the Board of Directors about the process for approval to replace her unit hollow-core door with a matching solid-core door. The Board told her that the other unit doors were solid and there was no reason she couldn't replace hers as long as it was stained to match all other unit doors.

Guest: Todd Boyer from Stewart Boyer was not present at the meeting and will be rescheduled.

Staff Report: Richard submitted a written report on events and issues that the Board should be aware of, which is included with the meeting records.

Approval of Minutes: After review, the minutes from the January meeting were approved as read.

Financials: The balance in the operating account was minus \$6,347.72 at the end of January 2009. The balance in the money market reserve account was \$18,147.11 and the balance in the Dain Rauscher Investment account was \$48,176.06 at the end of January 2009. Delinquency was at \$11,896.20, down \$390.43 from December. Delinquencies were reviewed. Financials were approved for audit. Accounts that are delinquent will be noted on the property bulletin boards. No response from the bank yet on an Association credit card.

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

Unfinished Business:

- The north elevator upgrade is complete and will be open for service as soon as a final inspection has been completed by the City and County of Denver. Work on the south elevator will begin shortly after.
- Board members made a few more suggestions for the staff task checklist and it was approved as revised.
- Owner of #212 will be sent to collections for the balance of the reimbursement to the Association of the costs for water remediation from an event in 2008. Also, if she cannot produce proof of homeowner insurance by 3/2/09 to the Board, she will be fined as not being in compliance with the Declarations of the Association.
- The new laundry machines will be installed as soon as the lease with Mac Gray is recorded and the ordered machines are in stock.

New Business:

- After review of the options available for purchase to ensure London House is in compliance with the Virginia Graeme Baker Pool Safety Act, the Board approved purchase and installation of an anti-entrapment drain cover, equalizer port plugs, and E-Mode motor with S.V.R.S. Kym motioned to purchase and install the above, Denis seconded the motion and it was carried.
- Next meeting will be March 11, 2009 at 6 PM in the club room.

Adjournment: There being nothing further brought before the Board for discussion, the meeting was adjourned at 7:00 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary