

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

**February 16, 2010**

***Approved***

The regular meeting of the London House Condominium Association, Inc. was held at 6:30 PM on February 16, 2010 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

Kym Bloom	Present	Denis Martin	Absent
Dana Johnson	Present	Michael Cruz	Absent
Mark McCabe	Present		

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. Owner of #108 was present to monitor the meeting.

**Staff Report:** A copy of the staff report was reviewed by the Board and is included with the meeting records.

**Minutes:** After review, Mark moved to accept the minutes from the October 2009 board meeting as submitted. Kym seconded the motion and it was carried.

**Financials:** The balance in the operating account was deficient by \$4,893.73 at the end of January 2010. The balance in the money market reserve account was \$29,662.37. The balance in the Dain Rauscher investment account was \$42,190.98. The Association CD with Bank of Choice in the amount of \$5,000.00, added with the other reserve accounts totals \$76,853.35 in reserves. Delinquency was \$9,120.70, down \$1,015.41 from December. The Net Profit/Loss for Year-to-Date at the end of January was under budget by \$2,315.06. Dana moved to accept the financials for January for audit. Mark seconded the motion and it was carried.

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

**Unfinished Business:**

- After discussion regarding the demolition of the sauna to extend the fitness area in the poolroom, it was decided to lock it up due to deterioration of the flooring and table further decisions until the fallen retaining wall is repaired.
- Committee Reports:

- Exterior Committee: Dana reported that the committee met and reviewed many exterior projects that they would like to see addressed. Since part of the retaining wall fell over, the committee determined to table any further decisions until the wall repair/replacement plans and costs were determined.
- Interior Committee: There was no report from the committee.
- No capital projects for 2010 were discussed at this time due to the possible cost of the fallen retaining wall repair/replacement.

**New Business:**

- The Board of Directors regretfully accepted the resignation of Denis Martin from the Board of Directors. Denis served the Association on the Board for twelve years and his time and efforts are appreciated.
- Kym nominated Jennifer Kemps of #108 to complete the 3-year term for Denis. Jennifer accepted the nomination. Dana seconded the nomination and Jennifer was accepted to the Board of Directors as Director at Large by acclamation.
- The proposal for summer services for lawn and tree maintenance from Swingle was reviewed. Dana moved to accept the two aerations (spring and fall), treatment for elm scale control and Dutch elm disease prevention for a pre-pay total of \$1,018.88. Also moved for approval was the standard pruning of the two ash trees on 12<sup>th</sup> Ave for \$624.00. Kym seconded the motion for approval and the motion was carried.
- It was noticed that there is a ceiling light out in the clubroom.
- The fallen retaining wall needs to be addressed as soon as possible. Manager will get some proposals for half repair and full south end repair/replacement, with pictures of finishes for the Board to consider and email to them. Dana is interested in a dry stack retaining wall.
- At the March meeting, the Association attorney will address the Board regarding the processing of legal dues collections and the Board will consider forming a new policy for resident to resident noise complaints.
- Dana mentioned that the dumpsters are to have lids on them, per City and County of Denver code. Manager will check for compliance.
- It was determined that a water leak into #212 from the use of the shower in #312 where water came through deteriorated caulking around the tub and faucet fixtures was caused by lack of maintenance in #312 and all costs for repairs will be charged back to the owner of #312. Kym moved to approve the chargeback, Dana seconded the motion and it was carried.
- It was reported by Richard that the front load washers should be full of laundry, not packed, for best results and to reduce the chance of off-balance shutdown. Richard will put up a notice regarding this in the laundry rooms.
- Trash being placed in the recycling dumpster instead of the trash dumpster may be cause for extra charges to the Association by the contractor. At the next meeting, the Board will consider making compliance with the appropriate use of the recycling dumpster a rule that may result in fines being assessed. If the violator can be identified through their trash, the managing agent will be notified and a letter of violation will be sent to the violator. Any added charges for non-

- compliant dumping to the Association will be charged back to an identified violator.
- Letters to the Board of Directors regarding noise complaints from one resident about another resident were reviewed. Letters will be sent to #209/#309, #311/#411, and #305/#405 stating policy of the Association on noise complaints, which begins with personal communications between the two unit residents.
  - Owner of #305 submitted a request for approval of installation of hard wood flooring in his unit. The Board will wait for more information from him on product specifications with which to help make a decision on the request in a timely manner.
  - The next meeting will be Tuesday, March 16, 2010, at 6:30 PM in the clubroom.

**Adjournment:** There being nothing further to discuss, the meeting was adjourned at 8:26 PM.

Respectfully submitted,  
Kaye Welch  
Recording Secretary