

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

January 10, 2005

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, January 10, 2005 in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: The meeting was called to order at 6:05 PM. The following members were present or absent as indicated:

Donna Kindschuh	Absent	Sheri Tracey	Present
Denis Martin	Present	Rosemary Brown	Present
Kym Bloom	Present		

Manager Kaye Welch was present.

Homeowner Forum: Homeowner Jack Burbank was present to report a noise in his unit that is probably related to adjoining unit wall based heating units going on and off according to the weather.

Staff Report: Mike Williams was ill and was not available for the meeting.

Guest: Bruce Johnson was present as the Association insurance agent to discuss the insurance claim and responsibility for the damages from the water damage issue in September 2004. The Association has been appointed an adjustor who is working on gathering information at this time. Bruce and the Board discussed the responsibility issue and Bruce answered questions for the Board.

Minutes: Denis Martin moved to approve the minutes of November 15, 2004 as read. Kym Bloom seconded the motion and it was carried. One addition was suggested for the annual minutes.

Financial Report: Sheri Tracey reported that the operating account balance was minus <\$3,903.60> and the reserve account balance was \$73,185.90 at the end of November 2004. Delinquency was at \$5,014.61 at the end of November with four accounts in collection. December financials were not available at this time. Sheri Tracey moved to approve the financials. Rosemary Brown seconded the motion and it carried.

Committee Reports: Communication Committee will put out a newsletter. They will put out a notice on shoes and personal items not being allowed to be left in the common halls and a reminder on construction timeframe allowed.

Unfinished Business:

- A proposal for repairs to the balcony in #501 and the balcony ceiling in #401 from Woodmont Builders for \$2960.00 was reviewed. After discussion, Sheri Tracey moved to approve the proposal. Kym Bloom seconded the motion and it

carried. Waterproofing and sealing of spindles for all other decks at a cost of \$640 each was tabled.

- Kym Bloom is working on setting up a Neighborhood Watch. She is also considering contacting the Guardian Angels to monitor the area for drug dealers. Will set the first meeting on February 7th for the Neighborhood Watch.
- Discussion on contracting for a professional reserve analysis was tabled.

New Business:

- Rosemary said Mike suggested moving the treadmill out of the poolroom because the room humidity would cause early rusting on the equipment. It is beginning to squeak. Everyone is to look for the warranty and maintenance agreement purchased with the treadmill.
- Discussion of 2005 projects was tabled due to time constraints.
- After discussion, the Board decided to continue working with Orten & Hindman on a non-retainer agreement.
- A proposal was considered from Supply Connection to drain the pool, acid wash and refill for \$375 and to maintain the pool at \$42 per day, 2 days per week until further notice. Mike's illness has kept him from pool care. After discussion, Sheri Tracey moved to approve the proposal from Supply Connection. Denis Martin seconded the motion and it carried.

Adjournment: There being no further business for discussion, the meeting was adjourned to Executive Session at 8:06 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary