

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

January 9, 2006

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, January 9, 2006, in the Clubroom at 1233 Ogden Street, Denver, Colorado. No meeting was held in December 2005.

Call to Order: President Sheri Tracey called the meeting to order at 6:35 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.

Staff Report:

- Roofing partially done. Tar on several surfaces and to be cleaned up by Adams Roofing. Due to high winds, the project is not going as fast as hoped for.
- Carpets on floors one and two and those corresponding stairwells will be scheduled for a cleaning when the roofing is finished.
- This week Richard will turn on the irrigation temporarily if we don't get some moisture.
- Treadmill repairs will be scheduled as soon as a check is in house for the labor costs.

Minutes: Denis Martin moved to accept the minutes from the November meeting as presented. Kym Bloom seconded the motion and it carried.

Financial Report: Sheri Tracey reviewed the financial reports with the Board. The operating account balance at the end of December 2005 was minus <\$6,467.99>. The reserve account balance at the end of December 2005 was \$16,917.73. Adams Roofing was paid \$51,475.00 for half of the roofing project and will carry the balance for three months. Delinquency on dues was \$4,668.25. The Board of Directors agreed to waive the \$10 late fee for unit #109. Many of the owners have paid the special assessment in full or paid ahead. Sheri Tracey moved to accept the financials for audit. Denis Martin seconded the motion and it carried.

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

- Carpet cleaning for the first two floors will be scheduled in January.
- Roofing update: wind hampered the schedule of roof replacement. Interior repairs from water intrusion damage from the roof in #606, #411 and #511 has been requested by work order to CAI.
- Tenants have been evicted from the unit that the police were concerned about.
- Frozen pipes in #601, #401 and #211 caused damages and responsible parties are currently working out resolution.
- SB100 policies provided for review and approval.
- Projects listed to be thinking about for 2006.

Unfinished Business:

- Officers were elected for 2006 as follows:
 - President Sheri Tracey
 - Vice President Rosemary Brown
 - Secretary Denis Martin (will post minutes and notices on site)
 - Treasurer Troy Williams
 - Director at Large Kym Bloom
- Roof update already presented.
- Committee reports:
 - Interior – Nothing new to report. Collecting ideas for February meeting. Troy suggested more hallway pictures. Denis will bring a plan and costs to the next meeting.
 - Exterior – Nothing new to report. Probably will make the 2006 project the area by the clubroom door landscaping.
 - Communication – Working on newsletter and internet is going well.
- The seven SB100 governance policies required to be in place January 1, 2006 were reviewed. After review, Denis Martin moved to accept all seven policies as read, retroactively effective January 1, 2006. The policies will be distributed to owners. Sheri Tracey seconded the motion and it was carried.

New Business:

- Director discussion:
 - Rosemary Brown will do a feasibility study on having printing of board packets done two sided.
 - Kym Bloom suggested that Adams Roofing be notified not to stack materials right up to the balconies as this provides a path for intruders into those units.
 - Sign for Don't Prop the Door Open, in English and Spanish was discussed. Kym and Troy will get a Spanish translation so a sign can be produced.
- After discussion on the water damages caused by frozen pipes in units that had their heat turned all the way down during an extremely cold spell, the Board determined that the Association legal counsel, Candyce Cavanagh, would be invited to the next meeting to discuss changing the insurance and responsibility verbiage in the Declarations to ensure proper responsibility for damages by negligent residents and owners.
- An addendum to the Rules and Regulations on use of the storage closets will be prepared. All closets not used by the Association will be keyed to one key and anyone wishing to use their closet will have to sign out the key from Richard and return it when finished in their closet. The Association has storage in six of the closets.
- Discussion was held on a problem guest who continues to cause disturbances to other residents. The manager will send a letter to the unit owner stating that the guest is no longer allowed on the property and the Association will seek legal counsel for remedy if the guest continues to be cause of disturbance to neighbors.

Adjournment: There being nothing further brought to the attention of the Board, the meeting was adjourned at 8:45 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary