

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

January 10, 2007

Approved

The regular meeting of the Board of Directors of the London House Condominium Association was held on Wednesday, January 10, 2007, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: The meeting was called to order at 6:45 PM. The following directors were present or absent as indicated:

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

Kaye Welch was present from Western States Property Services

Richard Seeman was present as the Resident Manager.

Staff Report: Richard's written report was reviewed and is part of the meeting records.

Minutes: Denis Martin moved to approve the minutes from the November board meeting as read. Kym Bloom seconded the motion and it was carried.

Financial Report: The Treasurer reviewed the financials with the Board. The balance of the operating account at the end of December 2006 was \$12,460.68. The balance in the reserve account at the end of December 2006 was \$45,407.68. Delinquency was \$8,557.62, up \$1,531.51 from November. Expenditures year-to-date were \$1,632.72 under budget. The financials were approved for audit.

Manager Report: The manager reviewed the report and communications with the Board, which are part of the meeting records.

Unfinished Business:

- Rosemary Brown will prepare a letter to owners who have not yet voted on the revision of the Declarations, which will be mailed after approval from the Board and legal counsel.
- Letter to go out to 401, 501 and 601 to resolve their differences with each other between themselves.

New Business:

- The Board decided not to sign the agreement with Hindman/Sanchez for legal counsel in 2007.
- It was decided not to make any changes to the staff health insurance plan for 2007. Manager will speak with Richard about approval to use workman's comp when necessary.
- Stewart Boyer proposal was reviewed. Richard can do the leak repairs at the bottom of the domestic heat exchanger. Ask SB to re-price bid without items Richard can do.

- Elevator floors need cleaned and mopped and black marks need to be removed. Office needs to be tidied up by Richard.
- At the February meeting, Denis will present a plan for interior improvements for 2007.

Adjournment: There being no further business brought up for discussion, the meeting was adjourned at 8:15 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary