

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

**January 19, 2010**

*Approved*

The regular meeting of the London House Condominium Association Board of Directors was held at 6:30 PM on January 19, 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	Present
Mark McCabe	Present		

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

**Homeowner Forum:**

- Homeowner from #512 was present to address a complaint that another unit owner has a washer and dryer in their unit that is causing nuisance noise to him. The Board will investigate and resolve appropriately.
- Homeowner from #306 was present to complain about party noise from #406. The Board told him to call the police when there is similar noise from the unit above.
- Homeowner from #302 was present to address graffiti with the Board.

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

**Election of Officers for 2010:** The following are the officers for 2010:

President	Kym Bloom	Vice President	Michael Cruz
Sec/Treasurer	Dana Johnson	Director at Large	Mark McCabe
Director at Large	Denis Martin		

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

**Financials:** The balance in the operating account was deficient by \$1,237.74 at the end of December. The balance in the money market reserve account was \$25,448.14. The balance in the Dain Rauscher investment account was \$42,190.98. The CD with Bank of Choice holds \$5,000.00. Delinquency was \$10,136.11, up \$925.74 from November. The Net Profit/Loss for Year-to-Date at the end of December was under budget by \$24,014.79. Michael moved to accept the financials for audit. Dana 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:**

- Signatures were obtained for signators on the CD with Bank of Choice.
- After discussion regarding the Association attorney's legal services for 2010, Dana moved to accept the agreement with a monthly retainer of \$175.00. Kym seconded

the motion and it was carried. The Board would like to have Candyce Cavanaugh attend the next board meeting to discuss legal collections.

**New Business:**

- The Board discussed formation of Interior and Exterior Committees.
  - Dana would be on the Exterior Committee
  - Michael and Kym would be on the Interior Committee
  - Rosemary Brown offered to be on both committees. Others will be recruited.
  
- Projects for 2010:
  - After discussion on removing the sauna to expand the fitness area in the poolroom, it was decided that the residents should have some say in sauna and fitness room use before a final decision was made. Kym will put up notes that there will be discussion regarding this project at the next meeting in case anyone wanted to address the subject with the Board of Directors. Project was tabled for next meeting.
  - After review of proposal from GR Construction, Dana moved to proceed with the balcony project to repair the unit balconies of #301 and #302 for \$4,590.00 total. Then the balcony ceiling of #202 would be repaired for \$375.00. Michael seconded the motion and it was carried.
  - After review of proposal from GR Construction, Dana moved to proceed with the painting of the front door for \$115.00. Kym seconded the motion and it was carried.
  - Pool resurface proposals were reviewed. After discussion, Kym moved to accept the bid from Performance as long as they can honor their bid from March 2009 of \$7,850.00 (or come in under the Pool Connection bid of \$9,600.00) and the Board can pick the surface color. The Board chose the Diamond Brite product for the longer warranty. Michael seconded the motion and it was carried.
  - After discussion on some options for resolution of the sandstone wall on the south side by the bus stop that is falling away from the parking lot, it was decided to present options and proposals to them for consideration at the next meeting for different materials for replacement and on doing half or the entire south wall.
  
- After discussion on the letter from homeowner of #311, it was decided that he would be invited to the next meeting to address the Board if he so wished. The unit above him is in compliance with the governing documents. If he experiences nuisance noise at night, he needs to contact the Denver Police to make a complaint.
- A complaint was received regarding the homeowner of #207 leaving her dog off leash on common elements. A warning letter, no fine, will be sent to her.
- The Board requested black mats be purchased and placed in front of both elevators on the first and second floors.
- It was reported that the washing machines would not spin if the load is heavy and clothes are coming out dripping wet. Mats need to be placed in between the washers and dryers to protect against standing water.
- The next meeting will be February 16, 2010.

**Adjournment:** There being nothing further to discuss, the meeting was adjourned at 8:36 PM.

Respectfully submitted,  
Kaye Welch, Recording Secretary