

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

July 10, 2006

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, July 10, 2006, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: The meeting was called to order at 6:33 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.

Open Forum:

- #511 asked about water ponding on the roof over his unit after heavy rains. This is an area that has a high scupper and the only way to fix the drainage is to remove part of the concrete block parapet, which would be very expensive. The ponding is better with the new roof and should not cause a leaking problem.
- #511 asked why the Board felt a need to revise the governing documents. The governing documents were written many years ago. The revision will bring an update with the laws governing homeowner associations and will clarify some areas that were not spelled out in the old documents. The Board is working with the Association legal counsel to bring the documents up to date. All document revisions will be voted upon by homeowners.
- #108 was present to make a complaint about the party problems with #411. Some of his complaints were regarding the loud noise, no respect shown for neighbors, no control over the guests by the unit owner, liquor being served in abundance, both the clubroom door and the pool room door were propped open during the party. Party went on until 4:00 AM. The Board will discuss repercussions later in the meeting.

Staff Report: Richard reviewed his written report with the Board, which is part of the meeting records. Richard will put a pump up on the roof at the ponding area during heavy rains to help get the water off the roof over #511. Richard will be scheduling the smoke detector check and exterminator for service at the same time very soon. Residents are leaving bags of pet “pickups” at the front doors.

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

Financial Report: Financials were reviewed by the Treasurer with the Board. Mike Williams has been removed from the Kaiser Permanente health insurance as no one has paid his part of Cobra coverage. The balance of the operating account at the end of June 2006 was \$9,262.94. The balance of the reserve account at the end of June 2006 was \$2,842.59 with special assessments for the roof project going into the reserve account. Delinquency was \$10,513.18. Expenditures year-to-date are \$1,492.21 under budget.

Guest: Candyce Cavanagh, legal counsel for the Association, reviewed the revised governing documents with the Board and added SB89 language. Candyce requested a copy of the signed and approved SB100 governance documents for London House. Final version will be forwarded to the manager for distribution to the Board. The Board will set a homeowner meeting to review the changes and mail notices with the revised draft documents. Candyce will be at the meeting to handle questions. Candyce will provide a cover letter for homeowners.

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

Unfinished Business:

- Committee Reports:
 - Interior – The Board will meet to review elevator floor coverings and make a decision on what they want and let the manager know.
 - Exterior – The Board approved purchase of more flowers for the landscape.
 - Communications – newsletter and handouts on the storage policy are out or going out.

New Business:

- Party complaints about #411 were discussed. The following are the issues:
 - There were multiple complaints.
 - The owners will lose their deposit for not cleaning up.
 - Reported a person was urinating off unit #411 balcony.
 - Unit owners must provide a unit key to Richard immediately.
 - No more parties outside of their unit will be allowed on the property.
 - Fine for noise and disrespectful behavior all night to residents will be \$100.00, assessed to their account.
 - Guests were not supervised as the unit owner was not present during the entire time of the party.
 - Common elements were moved from the pool room into the clubroom and from the clubroom into the pool room.
 - Guests on common patio after 10:00 PM.
 - Glass in the pool room.
 - Suspected drug use by guests on common elements.
 - No cleanup – Monday Richard started the cleanup so other residents could use the pool and common elements.

- Residents will be advised to call the police the next time they have noise complaints about #411.
- Resident manager is to provide a written incident report for the records.

Adjournment: There being no further business brought up for discussion, the meeting was adjourned at 9:00 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary