

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

July 8, 2009

Draft

The regular meeting of the London House Condominium Association, Inc. was held at 6:00 PM on July 8, 2009 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

Michael Cruz	Present	Lars Brink	Absent
Kym Bloom	Present	Denis Martin	Present
Dana Johnson	Present		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Homeowner Forum:

- Owner of #402 was present to ask for an update on a letter he had received under his door from Michael Cruz a few months ago regarding finding a cheaper management company. The Board explained that the letter was not representative of the Board of Directors, nor had been discussed with them and they were happy with the current management company at this time.

Staff Report:

- The laundry contractor has no remedy yet for the vibration of the washing machines. Richard and Kaye will look for options as the vibrations are annoying neighboring unit residents.
- Need to check with Swingle for red clover treatment.
- Some weeds in rock beds need to be addressed.
- Check into GR Construction and when they will be out to assess balconies.

Approval of Minutes: After review, Denis moved to accept the amended minutes from the May meeting. Kym seconded the motion and the minutes were approved as amended. There was no meeting in June.

Financials: The balance in the operating account was \$528.57 at the end of June 2009. The balance in the money market reserve account was \$3,581.21 and the balance in the Dain Rauscher Investment account was \$42,188.47 at the end of June 2009. Delinquency was at \$18,859.95, up \$1,716.56 from May. Financials were approved for audit.

Manager Report & Communications: Written reports and copies of communications were reviewed and are part of the meeting records.

Unfinished Business:

- The storage shed was again discussed. Dana withdrew his motion to build a new shed in the garden area. Michael volunteered to do some research on sheds that may be a good fit for the garden area and report to the Board at the next meeting.

- After discussion on the new option offered by WSPS for payment of dues online by credit card, Denis moved to offer this option to homeowners at a cost of \$5.00 per month to the Association. Dana seconded the motion and it was carried.
- Chimney cleaning was discussed. The Board decided to pay the \$375 to have the chimney in #104 cleaned. After completion, the Board will want information from Richard on the process and condition of the chimney in that unit to enable them to make a further decision on whether to have all chimneys at London House cleaned. Kym made the motion to schedule the cleaning. Denis seconded the motion and it was carried. The Board also wanted to know if there would be any difference in the chimney conditions whether a resident burned wood or sawdust logs.

New Business:

- The Board reviewed the agreement from Comcast that would allow them full access to their equipment for maintenance. The Board will consider signing the agreement after finding out what kind of incentive Comcast can offer the Association.
- Kym asked for information on how much dental insurance for Richard would cost.
- Michael mentioned that he had cleaned up mold on his wall that is next to the wall in #104 where there had been a water leak.
- Michael also reported that owner of #502 said she still has water coming into her unit during rains. Since one repair was already made, the Manager will contact the owner to find out where the water is now coming in and will arrange repairs.
- Next meeting will be August 12, 2009 at 6 PM in the clubroom.

Adjournment: There being nothing further brought before the Board for discussion, the meeting was adjourned at 7:45 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary