

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

July 26, 2011

Approved

The regular meeting of the London House Condominium Association Board of Directors was held at 6:30 PM on July 26, 2011 in the Club Room at 1233 Ogden Street, Denver, Colorado.

Quorum: The following Directors were present or absent as indicated:

Kym Bloom	Present	Jennifer Kemps	Present
Dana Johnson	Present	Sara Hofer	Present
Alex Ferber	Present		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Homeowner Forum:

- #610 thanked the Board for the improved front plants and landscaping. He offered to serve on the interior committee and offered some interior improvement suggestions. He suggested looking for a deliberate style and continuity in decorations. He also noted that he supports the installation of nothing less than 5/8" hard wood flooring and 2 under layers for noise abatement when other residents request hard flooring approval.
- #410 asked the Board about installation of bike racks. The item has been on a list for consideration but the Board has trouble finding a location.
- #507 was present to monitor the meeting.
- #509 addressed the leak in his unit from roofing. It was reported that the roof had been fixed and drywall damage repairs is being scheduled for his unit.

Staff Report: Richard submitted his monthly report to the Board, which is included in the meeting records.

Minutes: After review, it was determined that a revision was needed and after the managing agent makes the revision, she will email the revised minutes to the Board for approval.

Financials: The balance in the operating account was \$14,584.30 at the end of June 2011. The balance in the money market reserve account was \$89,514.32. Delinquency was at \$5,083.74. Net profit/loss for the year-to-date was \$4,639.40 under budget. Sara moved to approve the financials for audit. Dana seconded the motion and it was carried.

Manager Report and Communications: The Board reviewed the manager's action item list and communications, which are included with the meeting records.

Unfinished Business:

- Carpeting: After discussion, the following decisions were made:
 - The quarter round along a few of the wood base trim boards in some stairwells will be removed before installation to ensure a consistent look.
 - Sara moved and Alex seconded the motion to install the carpet color of Half Mile in the halls and stairwells. The motion was carried.
 - It was determined that the color of Root Beer would be used for the baseboards in the halls, and the binding will need to be as thin as possible and match the carpet base.
 - Managing agent will get the schedule to the Board as soon as possible so the Interior Committee can organize any hallway paint changes before carpet installation.
 - The Board wanted to replace the clubroom carpet with carpeting of the same price range as the hallway carpeting but with something in a pattern, plusher with low pile. Managing agent will check with the contractor for samples.
- Research on parking lot changes relating to City and County of Denver code by Jeff Bartosik that the HOA paid \$100 for was done and a letter of report was provided to Dana. Dana will provide that report to the Board of Directors for their review at the next meeting. Dana requested a copy of information on changes to the parking lot from the Association attorney from last year. Managing agent will provide to the Board at the next meeting.
- Handbook revisions were tabled.

New Business:

- The request from #102 for approval for a washer and dryer combination installation in his unit to help the sale of his unit was discussed and denied based on current governing documents. The Board noted that after sold, the new buyer could apply for approval to the Board with their specific product.
- Balcony contest and yard sale were discussed. The newsletter will communicate these event notices. Kym is working on a newsletter.
- Noted that there is smell of dog urine at back door area. Richard will hose down the area. Next meeting the Board will consider use of the back door only for dogs.
- The next meeting will be August 16th.

Adjournment: There being nothing further to discuss, the meeting was adjourned at 8:30 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary