

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

June 11, 2007

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, June 11, 2007 in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: The meeting was called to order at 6:40 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 Resident Manager.

Homeowner Forum: There were no homeowners present.

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

Minutes: Denis Martin moved to accept the minutes from the May meeting as amended. Rosemary Brown seconded the motion and the motion was carried.

Financial Report: The balance in the operating account at the end of May 2007 was minus \$4,749.89 and the balance in the reserve account was \$76,585.15. A transfer of \$5580.19 was made to the reserves from the operating account for the special roof assessment income. Delinquency was \$12,913.19 at the end of May, up from April by \$2312.76. The Board wants the attorney to be assertive on the delinquent accounts. Delinquent accounts will be posted on the bulletin boards at the building. Net profit to loss was \$6,655.56 over budget year-to-date. Sheri moved to waive the late fee of \$10 for #403. Denis seconded the motion and it was carried. The financials were approved for audit.

Manager Report: The manager reviewed the report and communications, which are part of the meeting records, with the Board. The Board approved tagging and towing the vehicle in space #101 due to expired plates. Owner has been notified and fined several times.

Unfinished Business:

- Committee Reports:
 - Interior – working on interior design.
 - Exterior – will do more planting at corner by clubroom door and install ground cover around the elm by the bus stop.
 - Communications – Newsletter being prepared.

- Another letter on revised Documents will be mailed.
- The Board stated that there was a greater need for recycling pickup. More pickups will be scheduled.
- After review of proposals to paint the poolroom interior ceiling and install new light fixtures, the Board approved the proposal from SPCS to do the work for \$1,686.52. Sheri moved to approve the proposal, Rosemary seconded the motion and it was carried.
- Asphalt repairs are scheduled for July 9th and 10th. Richard will post notices for the residents. Vehicles that are not moved from the property will be towed to the street at the owner's expense. Lot will be done on a half and half basis.

New Business:

- Director Discussion – nothing outside of agenda items was brought up.
- The balcony decorating contest will be held again this year with a Gift Certificate from Wild Flowers being provided for first place (\$50), second place (\$30) and third place (\$20). Tentatively set for weekend of July 1st. First floor windows may be decorated for the competition.
- Manager to check into policy on flags for the Board and report back.
- #308: After discussion, the Board decided to ask CAI/Gustavo to inspect the enclosed balcony ceiling in #308 to determine resolution of the alleged water intrusion from the balcony above and to prepare a proposal for resolution. A separate line item for installation of flashing and repairs will be requested. Bids for anything that is owner responsibility will be presented to the owner.
- #211: Manager to report again to the Denver Health Department on strong urine odor in hallway from unit. Board will contact Animal Control.
- #311: Manager to alert owner that floors are not concrete as clarification on structural report. Confirmation she is using a licensed electrician. Otherwise, ACC request will be approved.
- #303: Sheri is expecting appropriate information from #303 on interior improvements he is asking ACC approval on.
- It was reported that dryer doors are being left open and there is black gunk inside, possibly from the exterior venting system. Can Automatic Laundry add another 15 minutes to drying cycle?

Adjournment: There being nothing more brought up for discussion, the meeting was adjourned at 8:30 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary