

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

June 11, 2008

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Wednesday, June 11, 2008, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: The meeting was called to order at 6:30 PM. The following directors were present or absent as indicated:

Michael Cruz	Present	Rosemary Brown	Present
Denis Martin	Present	Kym Bloom	Absent
Dana Johnson	Present		

Richard Seeman, Resident Manager was present.

Kaye Welch from Western States Property Services was present.

Homeowner Forum: Steven Bankston stopped in to report some carpeting coming loose on the steps to the 4th floor in the north stairwell.

Staff Report: Richard reviewed his report with the Board of Directors, which is included with the meeting records. Richard reported on the cause and resolution of the boiler tripping issue that had the building without hot water off and on for a week. Manager will investigate if this is a warranty issue at no cost to the Association.

Minutes: After review, Michael Cruz moved to accept the minutes as read. Denis Martin seconded the motion and it was carried.

Financial Report: The balance in the operating account at the end of May 2008 was minus \$12,292.50. The balance in the reserves money market account was \$21,521.29. The investments in CDs with Dain Rauscher totaled \$50,183.62. Delinquency in dues was at \$9,481.92, up \$1,604.07 from April. The Board wants to move ahead on foreclosure on unit #108. Financials were approved for audit.

Manager Report & Communications: Report and communications were reviewed with the Board and are included with the meeting records.

Unfinished Business:

- Elevator Update: Advanced Elevator reported that some parts for the upgrade project are in house. They are waiting on the door controllers and pump units. Estimated time for start of work is 30-45 days out. A third bid on the fire monitoring upgrades is forthcoming.
- Committee Reports:

- Interior – Denis moved and Michael seconded the motion to allow up to \$500 for pool furniture purchase. The motion was carried. Michael will make the purchases. Other than the pool area, the interior committee requested the plastic corner covers be replaced by the elevators and the stairwell doors on the first floor be painted to match the new accent colors by the elevators, along with painting of the woodwork by the accent colors by the elevators.
- Exterior – Landscape improvements by A Cut Above are scheduled for July.
- Communications – the newsletter is finished and Rosemary is sending out and distributing.

New Business:

- Manager will ask Ron Rempel from Expressions in Flooring about any adhesive to adhere carpet to the steps on the 4th floor.
- Letter will be sent to homeowner of #207 regarding keeping her dog on leash, as it attacked another homeowner's dog while off leash on the property.
- Entryways need more attention on a daily basis and cleaning needs to be stepped up.
- After review of a proposal from GR Construction to replace the rotted wood balcony balusters on the unit balconies #211 and #212, Michael Cruz moved to accept the proposal. Denis Martin seconded the motion and it was carried.

Adjournment: There being nothing further to discuss, the meeting was adjourned at 8:15 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary