

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

June 15, 2010

Draft

The regular meeting of the London House Condominium Association, Inc. was held at 6:30 PM on June 15, 2010 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

Kym Bloom	Present	Jennifer Kemps	Present
Dana Johnson	Absent	Michael Cruz	Present
Mark McCabe	Present		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Guest: Representative from Direct TV with offer to install satellite dish on roof that would serve every resident who wanted to sign up for Direct TV or who is already using Direct TV. This would enable removal of all Direct TV dishes from the building, including all cable around the building. Would not impact Dish TV subscribers. No cost to the HOA or to residents who already have Direct TV. Party for residents would be complimentary so residents can ask questions and sign up for service at a special cost, complimentary TV and service for clubroom and other incentives would be provided at no cost to the HOA.

Homeowner Forum: One new homeowner was present to monitor the meeting and meet the Board of Directors.

Staff Report: A copy of the staff report was reviewed by the Board and is included with the meeting records.

Minutes: After review, Mark moved to accept the minutes from the May board meeting as submitted. Michael seconded the motion and it was carried.

Financials: The balance in the operating account was deficient by \$9,919.21 at the end of May 2010 due to high legal costs for collections, insurance premium prepayments, and prepaid landscape services for the summer. The balance in the money market reserve account was \$28,557.19. The balance in the RBC investment account was \$42,192.69. The Association CD with Bank of Choice in the amount of \$5,000.00 added with the other reserve accounts totaled \$75,749.88 in reserves. Delinquency was \$14,305.07, up \$2,198.66 from April. The Net Profit/Loss for Year-to-Date at the end of May was over budget by \$1,384.40. Michael moved to accept the May financials for audit. Jennifer seconded the motion and it was carried.

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

- The Board would like confirmation from owner of #401 that her dog is getting obedience training.

Unfinished Business:

- After review of all proposals for the sandstone wall replacement, the Board of Directors previously approved by quorum/email the proposal from Timberline Outdoor Services for replacement of the complete wall, including the brick part by the east side driveway, and to include grading and xeriscaping at the south end of the pool room above the wall for a total of \$27,550.00.
 - At the meeting, Mark moved to approve their proposal to replace the fence around the patio area and to include a six-foot space for a new shed for outdoor tools as submitted in the plan for a total of \$2,110.00. Fence would be of cedar material with maintenance by re-staining due every year or two. Jennifer seconded the motion and it was accepted.
 - After discussion, Jennifer moved to have the wall material to be used be Allen Block Europa Abbey Blend with the pattern submitted by Timberline. Michael seconded the motion and it was carried.
 - After review of color options, Mark moved to use the tan color block. Jennifer seconded the motion and it was carried.
 - Graffiti protection would be considered after installation of the wall and more information is obtained on the product and impact to the block.
 - Other projects that were tabled until the wall is completed:
 - Deck replacement with a stone paver ground cover and landscaping. The board requested a second bid for this.
 - Shed installation for mower and yard items.
 - Options for replacement of the wood and iron railing around the tree at the front door.
 - Options for ground cover on the Ogden Street area where dog damage continually kills the sod.
 - Bike rack installation in the front of the building.
- Other items under Unfinished Business were tabled due to time constraints.

New Business:

- The Board would like a sign for the front entry that states “No dogs are allowed in the foyer while mail is being distributed.” Manager will order one.
- The management company will be changing bank accounts to US Bank as of July 1st. Signature cards were available for signing by the Board.
- No committee reports were submitted.
- The meeting went into Executive Session to discuss officers of the Board at 8:15 PM until 8:21 PM.
- As the current Secretary/Treasurer has declared his intent to resign from the Board soon, the Board determined that an immediate replacement for the office should take place right away in the best interest of the Association. Kym nominated Jennifer to replace the existing officer as Secretary/Treasurer for the Association immediately. Jennifer accepted the nomination. Michael seconded

the nomination and the nomination was approved. Jennifer signed the new bank account signature cards for the Association.

- The next meeting will be Tuesday, July 20, 2010, at 6:30 PM in the clubroom.

Adjournment: There being nothing further to discuss, the meeting was adjourned at 8:21 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary