

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

March 14, 2005

Approved

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, March 14, 2005 in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: The meeting was called to order at 6:06 PM. The following members were present or absent as indicated:

Donna Kindschuh	Present	Sheri Tracey	Absent
Denis Martin	Present	Rosemary Brown	Present
Kym Bloom	Present		

Manager Kaye Welch was present.

Homeowner Forum: Owner of #101 was present to discuss his share of the plumbing bill that was to be reimbursed to the Association. Anthony explained his concerns and asked that his share of the invoice be waived. He also needs drywall repairs in the ceiling of his bathroom.

Staff Report: Mike Williams was not available for the meeting.

Minutes: Kym Bloom moved to approve the February minutes as read. Rosemary Brown seconded the motion and it was carried.

Financial Report: It was reported that the operating account balance was minus <\$5,753.09> and the reserve account balance was \$71,745.87 at the end of February 2005. Delinquency was at \$3,720.71 at the end of February with three accounts in collection and three more ready to go to the attorney for collection. Denis Martin moved to approve the financials. Rosemary Brown seconded the motion and it carried.

Committee Reports:

- Interior committee reported the new clubroom sofas, coffee table and a silk tree were in place along with some decorative items. The clubroom is looking very nice. The Board agreed to hold off on purchase of an ashtray at the front entrance to see if one is needed. Painting and kitchen update is still in the works.
- Exterior committee is scheduling with Mark Payne to meet with Rosemary and discuss options and costs for 2005 projects.
- Communication committee will get another newsletter out at the end of March.

Manager Report: Written report is included with the Association records. Updates on projects were presented.

Unfinished Business:

- The Board has tabled the Reserve Analysis discussion until June 2005.
- Kym Bloom reported on the Neighborhood Watch program progress. The neighborhood meeting was a success. It was suggested that the London House neighborhood join the Unsinkables neighborhood group. Organization is still in progress.
- Rosemary Brown will produce a letter to send to parking lot non-compliant owners/residents.
- Handbook is being updated.

New Business:

- Next meeting, the Board would like Richard Seeman to be present and bring a list of things he believes we need to address.
- Projects for 2005 discussion was tabled.
- After receipt of the Centric Elevator proposal for elevator upgrade to code, due in 2007, for over \$16,000 each elevator, the Board requested a representative from Centric attend the April meeting for clarification.
- After discussion on #101 request to waive his share of the plumbing bill and fix his drywall, it was decided that we will ask Richard Seaman to inspect the damages and the Association will repair the holes. As the Association was not involved in any way in cause of damages, the owner of #101 is fortunate that the Association paid 1/3 of the expense of investigation. The unit owner did not resolve the problem with the previous owner of #201 and the current owner of #201 has cooperated in all matters of the water leak damage. The Board will not waive his 1/3 responsibility for the investigative plumbing cost. The owner of #201, being on the Board of Directors, recused herself from this part of the meeting and the decision making process. There was no current cause found at time of the investigation. Owner #201 paid her 1/3 of the cost. The previous decision of the Board of Directors on the 3-way split of the cost stands.

Adjournment: There being no further business for discussion, the meeting was adjourned to Executive Session at 8:50 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary