

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

**March 12, 2007**

***Draft***

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, March 12, 2007, 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:

Sheri Tracey	Absent	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 the Resident Manager.

**Homeowner Forum:** Owner of #109 was present to review his request for reimbursement of expenses that he incurred due to water damage from a broken irrigation line joint.

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

- Richard presented a proposal for equipment needed from Performance Distributors for pool Maxi-pro Pump and Multiport Valve in the amount of \$739.75.

**Minutes:** Kym Bloom moved to approve the minutes from the February board meeting as read. Denis Martin seconded the motion and it was carried.

**Financial Report:** The Treasurer reviewed the financials with the Board. The balance of the operating account at the end of February 2007 was <\$4,176.36>. the operating account was negative due to snow removal costs and high gas expense. The balance in the reserve account at the end of February 2007 was \$58,385.35. Delinquency was \$10,393.58, up \$756 from January. Net profit/loss year-to-date was \$1,864.08 under budget. Financials were approved for audit.

**Manager Report:** The manager reviewed the report and communications with the Board, which are part of the meeting records.

**Unfinished Business:**

- Need five more consent votes to approve the revised Declarations.
- The insurance claim has been resolved. No reimbursement to owner of #109 for damages to personal property or for off site living expenses as the Association is not responsible for insuring those things. His homeowner insurance should cover these expenses. Another \$1400 is expected from the insurance company to the Association.
- Committee Reports:
  - Denis Martin presented some ideas for interior renovations for 2007.
  - Rosemary Brown reported that with new patio furniture and flowers, the exterior will be pretty well set for the year.

- After discussion, Denis Martin moved to accept the proposal from Performance Distributors for the pool parts for \$739.75. Kym Bloom seconded the motion and it was carried.

**New Business:** No new business.

**Adjournment:** There being no further business brought up for discussion, the meeting was adjourned at 8:10 PM.

Respectfully submitted,  
Kaye Welch, Recording Secretary