

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

**March 12, 2008**

***Draft***

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

Sheri Tracey	Present	Rosemary Brown	Absent
Denis Martin	Present	Michael Cruz	Present
Kym Bloom	Present		

Kaye Welch was present as managing agent with Western States Property Services.  
Richard Seeman was present as Resident Manager.

**Homeowner Forum:** There were no homeowners present for the meeting.

**Staff Report:** Richard Seeman provided a written report which is included with the meeting records. Richard is painting the laundry rooms to match the halls and installing new light fixtures.

**Minutes:** After review, the meeting minutes from the February meeting were approved as amended.

**Financials:** The balance in the operating account at the end of February 2008 was minus \$10,088.20, due to high gas costs for the winter months. The balance in the money market reserve account was \$50,650.77 and in the Dain Rauscher investment account was \$50,000.00. Delinquency at the end of February was \$6,375.79, up \$791.52 from January. All delinquent accounts are in collections through the legal process.

**Manager Report & Communications:** The manager's action item list was reviewed with the Board and updates provided. Communications with homeowners was reviewed and are included with the meeting records.

**Unfinished Business:**

- Pool room roof replacement has been completed. After review, Sheri moved to accept the proposal to repair/replace and seal the two balconies that drain onto the pool room roof with GR Construction Services, LLC for \$2,295 each balcony. Kym seconded the motion and it was carried.
- After discussion, the Board decided to table replacement of carpet in the back entrance and two stair and landing areas with a rubber material until later.
- The two parking block refurbish proposals were tabled for investigation into the large variance in costs between the proposals.
- Committee Reports:
  - Interior – the first floor remodel is completed, including new beverage machine and a snack machine. The Board plan is to replace the carpet on another building hallway every three months until all are completed. All building hallways have

been painted and new lights fixtures for all hallways have been ordered and will be installed by Richard upon arrival. The Board decided on the hallway ends by the elevator colors as:

- Floor 1 (if changed) – Royal Red
  - Floor 2 – ACIII – 1 – Wine color
  - Floor 3 – Green Peppercorn
  - Floor 4 – Amber Fields
  - Floor 5 – Mountain River
  - Floor 6 – Deep Mocha
- Exterior – A meeting will be scheduled this month with Mark Payne of A Cut Above and Board Members to discuss options for landscape improvements for 2008.
  - Communications – Newsletter being prepared. The yard sale will be scheduled and announced for June 7<sup>th</sup>.

**New Business:**

- The Board would like a confirmation on the high costs for gas and trash service in February.
- The Board would like an analysis of the payments to Stewart Boyer so far in 2008 by Richard and the manager.
- Sheri will be moving from the property and selling her condo in the next month. She will remain on the Board until her unit sells and closes. Sheri moved to place Michael Cruz as Board President and Denis Martin as Treasurer, at the end of this meeting. The motion was unanimously carried.
- The Board would like to see the ceiling light by the pool chemical room left on 24/7. And it was reported that the electrical outlet in the pool room doesn't work.
- Director Discussion
  - Michael Cruz – recommended installation of another doggie station on the NE corner of the property. The Board approved the recommendation and Richard will order and install. The current doggie station has been well received and has decreased doggie pickup by Richard since installation.
  - Michael Cruz – Would like to see the black mat from the first floor put back either inside the stairwell door or in the front foyer to collect dirt prior to walking on the new carpet, and add another mat on the 2<sup>nd</sup> floor front landing.
  - Michael Cruz – recommended new pool furniture. He will check at Lowe's to see about furniture and discount.
  - Kym Bloom – Would like to have disinfectant wipes available in the exercise room. Would need a waste container close, also.
  - Kym Bloom – laundry still comes out with black dots from the washer on her floor.
  - Denis Martin – Would like the carpet vendor to check on some spaces between carpet tiles on the south end of the first floor hallway. Next floor carpet replacement will be in June 2008.

**Adjournment:** There being nothing further brought before the Board of Directors, the meeting was adjourned at 8:30 PM.

Respectfully submitted,  
Kaye Welch, Recording Secretary