

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

March 11, 2009

Draft

The regular meeting of the London House Condominium Association, Inc. was held at 6:00 PM on March 11, 2009 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

Michael Cruz	Present	Lars Brink	Absent
Kym Bloom	Present	Denis Martin	Present
Dana Johnson	Present		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Homeowner Forum: There were no homeowners present.

Guest: Todd Boyer from Stewart Boyer was present to give the Board of Directors a walkthrough of the boiler room. Todd showed everyone all of the parts that go along with use of the boiler. Questions were answered. Board members found the “field” trip very educational and interesting.

Staff Report: Richard submitted his report on events and issues that the Board should be aware of, which included an update on all of the pool repairs, maintenance and installation of the newly required drain cover that he is currently working on.

Approval of Minutes: After review, the minutes from the February meeting were approved as read.

Financials: The balance in the operating account was minus \$5,172.36 at the end of February 2009. The balance in the money market reserve account was \$19,105.61 and the balance in the Dain Rauscher Investment account was \$48,185.60 at the end of February 2009. Delinquency was at \$12,724.67, up \$828.47 from January and all delinquencies were reviewed. Financials were approved for audit.

Manager Report & Communications: Written reports and copies of communications were reviewed and are part of the meeting records.

Unfinished Business:

- Both elevators have been completed with their mechanical updates.

New Business:

- Michael Cruz resigned from the position of President. Kym Bloom, as Vice President, facilitated the meeting.

- The Board reviewed the written request from homeowner of #512. The Board will request that Richard check the boiler vent on the roof to see if there is any vibration coming through that pipe. The Board feels they have acted in good faith in working with the homeowner on the issue of the vibration in his bedroom wall around 2 AM every morning. Stewart Boyer, Michael Cruz, Richard and an engineer hired by the homeowner have not been able to find the vibration or its cause. The Association paid to have dampers put in on the rooftop mechanicals, which did not stop the problem. If the homeowner can provide the Association with a professional analysis stating the problem and its cause, and the Board can confirm that any resolutions would be a common element expense, the Board will be happy to review the report and options for resolution.
- Dana would like a copy of the latest Reserve Analysis. The report could also be placed on the web site.
- Michael reported that upon inspection last week of the common restrooms, he found the walls in the women's bathroom to be dirty. Richard will clean the rooms with bleach.
- Manager to let Board know when to expect the new washers and dryers.
- After discussion, Dana moved to accept the agreement with James Moore and Associates to provide a full audit of 2009 financials and taxes for \$1600.00. Michael seconded the motion and it was accepted.
- Dana would like to see the garden and deck area cleaned up for more enjoyment this year. He will work with Richard to come up with a plan for storage and improvements for the next meeting.
- Richard and Kaye Welch will prepare a cost and plan for the next meeting to build a small cupboard in the front entry to hold lockboxes and hide the new fire monitoring system electrical conduit on the wall.
- Next meeting will be April 8, 2009 at 6 PM in the clubroom.

Adjournment: There being nothing further brought before the Board for discussion, the meeting was adjourned at 8:15 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary