

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

March 15, 2011

Draft

The regular meeting of the London House Condominium Association Board of Directors was held at 6:30 PM on March 15, 2011 in the Club Room at 1233 Ogden Street, Denver, Colorado.

Quorum: The following Directors were present or absent as indicated:

Kym Bloom	Present	Jennifer Kemps	Absent
Dana Johnson	Present	Sara Hofer	Present
Alex Ferber	Present		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Homeowner Forum: Homeowner from #610 was present to address any questions the Board might have on his request for approval to install hard wood floors. After discussion and all questions were answered, Dana moved to approve his request to install a floating hardwood floor with two layers of padding in his entry, hallway, dining room and kitchen. Sara seconded the motion and it was carried. Flooring material will be Grand Cayman Birch Batabono, 5/8" x 6 1/4" and will be provided by Colorado Carpet & Rug Flooring Center.

Staff Report: Richard has turned on the irrigation to get the turf and plants some moisture. The system is a self draining system, which protects it from any freezing weather still to come. He will be re-seeding turf areas and applying Revive and fertilization and weed control. He reported the hot water drop he has been investigating continues. The Board requested the Agent send a letter to #401 requiring her to not use her washer until further notice to eliminate the possibility that the washer use is causing the problem. The Agent will send a letter to all of the homeowners identified by Richard in the north hot water loop that have single valve water fixtures, recommending inspection and maintenance. Kym will provide information on this topic in the next newsletter.

Minutes: After review, Alex moved to approve the February board meeting minutes as revised. Sara seconded the motion and it was carried.

Financials: The balance in the operating account was \$9,567.74 at the end of February 2011. The balance in the money market reserve account was \$33,312.49. The balance in the RBC investment account was \$42,195.89. Delinquency was at \$7,314.21. Net profit/loss for the year-to-date was \$5,860.13 under budget. Dana moved to approve the financials for audit. Sara seconded the motion and it was carried.

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

Unfinished Business:

- Handbook revisions were tabled due to time constraints.
- The Board has previewed the painted floor trim boards around the elevator wall on the 2nd floor, S end to see if they want all floors painted like that. The decision was to wait to make a decision after carpeting was resolved.
- Due to delinquent accounts, the Board approved having the intercom access removed to units #410 and #608 until the accounts are brought current.
- On doggie bags, the collection can and bag station at the SE corner of the property will be removed completely immediately. Richard is not to order any further doggie bags. If the doggie bags currently in house can be used in the interior resident bag container, then Richard is to remove the baggie container by the driveway and leave the collection station only. The interior baggie container will be kept in place to provide residents of London House with pick up bags that they can then place in the dumpsters in the back parking lot. The Board determined they did not want to seed or sod the pet damaged dirt area in front of the building by the driveway at this time.

New Business:

- Turf maintenance quote from Swingle was reviewed. Dana moved to approve a spring and fall aeration, one bed treatment and the treatment of the Elm tree by the bus stop for a total of \$286.43. Sara seconded the motion and it was carried. Richard will provide all other turf treatments.
- Balconies that will be rebuilt so far in 2011 are #408 and #606, with ceilings on the balconies below being repaired and painted.
- The request for reimbursement of HVAC invoices from the owners of 605 was discussed. It was determined that since the boiler was working appropriately during the event that was addressed, and that the weather was sub-zero causing the hot water from the boiler to be less efficient on the top floor of the building at that time, and that the management company for the unit owners received the same answer from Richard as had been made to all other residents about their units being cold during that intemperate weather, that the Association would not accept any responsibility for the unit management company sending out their own HVAC technicians and would not be reimbursing the unit owners as requested.
- Asphalt in the parking lot is very dry and the Agent will provide quotes for seal coat and re-stripe in 2011. Last seal coated in 2007.
- Committees:
 - Exterior Committee: There was nothing new to report at this time.
 - Interior Committee: Carpet samples were available for the Board to review however no quotes for hallway carpet replacement had been received yet.
- The next meeting will be April 19th.

Adjournment: There being nothing further to discuss, the meeting was adjourned at 8:08 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary