

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

May 8, 2006

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, May 8, 2006, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: President Sheri Tracey called the meeting to order at 6:30 PM. The following members were present or absent as indicated:

Sheri Tracey	Present	Denis Martin	Present
Rosemary Brown	Present	Kym Bloom	Present
Troy Williams	Present		

Kaye Welch from Western States Property Services was present.

Richard Seeman, Resident Manager, was present.

Open Forum:

- Unit owner #501 brought the following items up for discussion:
 - Accessibility to the Association attorney by owners was refused him.
 - Accessibility to the Association insurance policy information and documents to owners.
 - How the responsibility was determined for damage to his unit from the frozen/burst pipe in unit #601.

Staff Report: Richard Seeman prepared a written report of the main events and issues that the Board would need to be aware of. The Board reviewed the report with Richard and a copy of his report is included with the Association records.

- Richard and Kaye will look for rock at Pioneer for the landscape improvements.
- Richard will move the large rocks from the back of the building into the area by the clubroom door.
- Swamp coolers were scheduled for turn on during the week.
- Richard is painting the shingles over the roof at the back door.
- It was reported that in the mornings the hot water service was fine, but later in the day the water was not hot.

Minutes: Sheri Tracey moved to accept the minutes from the April meeting as presented. Denis Martin seconded the motion and it was carried.

Manager Report: The Board reviewed the written report and communications from the manager, which are included in the meeting records.

Financial Report: Treasurer Troy Williams reviewed the financial reports with the Board. The operating account balance at the end of April 2006 was \$8,868.39. The reserve account balance at the end of April 2006 was \$20,085.02. Delinquency for dues was \$5,739.23. The attorney delinquency reports were not in house for the meeting and will be provided as soon as possible. Manager is to ask Home Depot if the Association

can pay credit balance ahead to avoid \$20.00 late charges. Troy Williams moved to accept the financials for audit. Kym Bloom seconded the motion and it was carried.

Unfinished Business:

- Committee reports:
 - Communication Committee – newsletter is in the works.
 - Exterior Committee is finishing a plan for the landscape this year within their budget.
 - Interior Committee – will consider the elevator flooring replacement in August and paint the hallway ends next year.
- Sheri is finishing a policy for closet storage by residents. Kym will put it in the newsletter after Board approval. Richard will control the keys and access.
- After discussion, the Board approved a contract to perform the audit for 2006 financials with James Moore and Associates for \$1300.00. Draft 2005 audits were handed out for review and no taxes for 2005 were due. Forms were signed.
- Board wants to be kept updated on the health insurance for Mike Williams and payments from the Kidney Foundation.

New Business:

- Directors:
 - Denis Martin noted that the front lobby looked sloppy with flyers and junk mail. Richard is to inform the mailman that he can't leave the tub with flyers, etc., in the lobby. Also, mentioned were the parking blocks that need painting. These will be scheduled for 2007.
 - Rosemary Brown agreed about the lobby and noted weeds in the flowerbeds needed to be removed. Rosemary is to point out what are weeds to Richard.
 - It was suggested the Association purchase a nice "office" sign for the closet office.
 - Sheri noted that the spring cleanup plan is moving along and prizes will be Wild Flowers gift certificates.
 - CAI needs to make repairs to the hallway ceiling in front of #106.

Adjournment: There being nothing further brought to the attention of the Board, the meeting was adjourned to executive session at 7:55 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary