

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

**May 14, 2007**

***Draft***

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, May 14, 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	Present	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 Resident Manager.

**Homeowner Forum:**

- #303 owner was present to notice the Board that he was going to do some remodeling in his unit. He was requested to complete the request for approval form to the Board for review and approval.
- #402 owner was present to request that the minutes be updated on the website and posted on the bulletin boards. Rosemary will post on the bulletin board, as this task has fallen through the cracks. Kym and Sheri will update the website.

**Staff Report:** Richard's written report was reviewed and is part of the meeting records on file. Richard reported that Swingle has inspected the maple tree at the front entrance and reported that squirrels were making holes and tunnels inside the large tree and it's health needs to be monitored. Also reported that the Elm by the bus stop was in need of surgery as there is damage due to fermented sap disease. And the Board approved getting the swamp coolers prepared and turned on by June 1<sup>st</sup>.

**Minutes:** Denis Martin moved to accept the minutes from the April meeting as read. Rosemary Brown seconded the motion and the motion was carried.

**Financial Report:** The balance in the operating account at the end of April 2007 was \$1,172.19 and the balance in the reserve account was \$68,447.14. A transfer of \$5000 was made to the reserves from the operating account for the special roof assessment. Delinquency was \$10,600.43 at the end of April, down from March by \$424.65. Net profit to loss was \$4,825.89 over budget year-to-date. The financials were approved for audit.

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

**Unfinished Business:**

- Committee Reports:
  - Interior – working on colors and ideas to punch up the hallways with color and light. Will present a plan to the Board for approval at the next meeting.
  - Exterior – the building panels need to be caulked, renailed and probably painted. Manager to get bids. Rest of exterior is almost done for the summer.
  - Communications – website will be updated. Nothing else to report.
- The Board unanimously approved recycling for \$79 per month with Alpine Waste Solutions. Kym will put notices on all doors as soon as all information is in house.

**New Business:**

- Director Discussion
  - Rosemary would like Richard to keep the back entrance cleaned up better and the mat kept clean. He should add another day or more time to that area cleaning.
  - Troy noted that everyone needs to be more vigilant about drug dealing on the property parking lot.
  - Sheri reported that she likes the way things are moving along with the Association.
- Asphalt bids were reviewed from four reputable contractors. After discussion, Rosemary moved to contract for parking lot improvements with Perfect Patch. The motion was seconded and approved unanimously. Rosemary will distribute flyers as soon as the project is scheduled and coordinated.
- It was reported that the orange Charger tires are going flat. Owner will be so notified.
- Poolroom ceiling painting bids were reviewed from two reputable contractors. The Board needs more information at the next meeting to make an informed decision.
- It was reported that the poolroom roof has leaks that need to be repaired. Manager will get bids.
- Quality Fire has completed the annual fire monitoring system and we will have batteries replaced in two emergency lights. All else was good.
- The insurance proposal for renewal was considered from Accordia and a proposal was presented from Peliton Insurance Agency. After review and discussion, the Board approved changing to Peliton and their proposal, which will save the Association about \$10,000 a year with the same or better coverage.
- #303 asked for confirmation that the leak from #403 into his unit has been repaired.

**Adjournment:** There being nothing more brought up for discussion, the meeting was adjourned at 8:14 PM.

Respectfully submitted,  
Kaye Welch, Recording Secretary