

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

May 14, 2008

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Wednesday, May 14, 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:

Michael Cruz	Present	Rosemary Brown	Present
Denis Martin	Present	Kym Bloom	Present
Dana Johnson	Present as appointee to complete term of Sheri Tracey		

Richard Seeman, Resident Manager, was present.

Kaye Welch, Western States Property Services, was present.

Homeowner Forum: There were no homeowners present.

Staff Report: Richard provided a written report for review, which is included with the meeting records. It was determined that the swamp coolers for the hallways would be turned on June 1st. Richard was approved to spend up to \$150 on a new umbrella for the deck table.

Minutes: After review, the meeting minutes from April 9, 2008 were approved as read.

Financials: The balance in the operating account at the end of April 2008 was minus \$12,102.30. The balance in the reserve money market account was \$18,376.84. The balance in the Dain Rauscher investment CDs was \$50,099.71. Delinquency was \$7,877.85, up \$639 from March. Financials were approved for audit.

Unfinished Business:

- After full review and discussion of the landscape proposal submitted by A Cut Above, Mark Payne, Denis moved to accept the full proposal for landscape improvements as submitted in the amount of \$3007. Kym seconded the motion and it was carried.
- Approval of the safety work proposal from Quality Fire and Safety to allow elevator code upgrade was tabled to wait on a second bid for comparison. The parts are on order by Advanced Elevator to enable the code update and full system upgrade. No schedule yet for work to start. Residents will be given full notice.
- The 2008 insurance renewal data was reviewed and accepted without revisions.
- There was a discussion regarding re-carpeting another hallway floor in June. Further carpeting of hallways will be tabled until funding is available.

- After consideration of the two bids for renewal and maintenance of the sandstone wall around the property, one for \$42,000 and one for \$8,200, the Board decided to postpone full treatment until 2009 and asked the manager to see if one of them can provide temporary preservation services this year for under \$1,000.
- The balcony of #410 is being resurfaced to drain water away from the building, as it is currently draining toward the building and causing water damage.
- Yard sale date was changed to June 14th. Kym will put into the newsletter and Rosemary will notify residents.
- Committee reports:
 - Interior – all hallways have been painted and new light fixtures installed. Richard has made drywall repairs and painted all laundry rooms and installed new lighting in them. Hallway carpet replacement tabled for funding.
 - Exterior – landscape improvements for 2008 have been approved.
 - Communications – newsletter ready to print and distribute.

New Business:

- Denis moved to appoint Dana Johnson to complete the term of Sheri Tracey on the Board. Rosemary seconded the motion and it was carried. Dana accepted the appointment.
- Director Discussion:
 - Rosemary reported that a couple of days the previous week the pool water had been cold.

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

Respectfully submitted,
Kaye Welch, Recording Secretary