

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

May 13, 2009

Approved

The regular meeting of the London House Condominium Association, Inc. was held at 6:00 PM on May 13, 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:

- Owner of #309 was present to address the damage to his balcony ceiling.
- Owner of #402 was present to address the board about the new washer and dryer concerns. Richard will be addressing the problems with the laundry company this week. Problems are vibrations and dryer doors opening the wrong way.

Staff Report: Richard submitted a written report on events and issues that the Board should be aware of, which is included with the meeting records. Richard will replace one square of carpet on the first floor where there is a severe oil stain.

Approval of Minutes: After review, Denis moved to accept the minutes from the April meeting. Michael seconded the motion and the minutes were approved as read.

Financials: The balance in the operating account was minus \$5,561.38 at the end of April 2009. The balance in the money market reserve account was \$3,772.53 and the balance in the Dain Rauscher Investment account was \$48,187.72 at the end of April 2009. Delinquency was at \$16,167.84, up \$1,128.63 from March. 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:

- After discussion regarding the water damage responsibility for the balcony ceiling of #309, the Board of Directors made the following determination:
 - The owner and resident of #309 stated that the AC unit installed into the enclosure of the balcony of #409 had not been used for a long time, according to a previous residents statement to him personally, and during that time he had no problems with water in his balcony ceiling.

- After the previous resident moved out and a new tenant moved into #409, the AC unit started being used and at time he began getting regular water through his balcony ceiling from the condensation from the AC unit in #409. Owner of #309 got water from above every time #409 used the AC.
- After owner of #409 was made aware of the problem, he replaced the AC unit with a new one in the enclosed balcony of #409.
- Final determination was that the damage to the balcony ceiling of #309 was directly caused by use of the #409 AC unit and its condensation, and therefore, the homeowner of #409 is responsible for the repairs to the ceiling of #309. A letter will be sent to the owner of #409 giving him 10 days to make the repairs or the repairs will be made by the Association at his expense.
- The storage shed in the garden area was again discussed. At the next meeting, Dana will bring design plans with measurements and final appearance of what he sees as a resolution to the storage concerns in the garden area for review.
- The credit card applications, two originals, were signed by Kym Bloom and Dana Johnson and will be forwarded to the Bank of Choice for processing.
- Chimney cleaning information will be submitted by the manager at a later meeting, to be considered before next winter.
- After discussion, the board decided to send a letter to #601 giving her ten days to repair the leaks from her bathroom plumbing or the Association will make the repairs at her expense. Once repaired, the residents are not to use the common area restrooms for daily health care.
- Dana Johnson listed the balconies that may need inspection and repairs and will submit his list to the manager to schedule inspection. The Board will prioritize balcony repairs by worst condition and will schedule the repairs in phases when funding is available.

New Business:

- After discussion, Denis moved to accept the Stewart Boyer proposal to replace the leaking control valve for the pool for a cost not to exceed \$1050.00. Michael seconded the motion and it was carried.
- Anyone with suggestions for the next newsletter should get them to Kym.
- The annual yard sale will be set for Saturday, June 20th and Kym will make the flyers.
- The annual balcony contest will be held over the 4th of July weekend. Kym will notify residents in the newsletter. Prizes will be determined in June.
- Next meeting will be June 10, 2009 at 6 PM in the clubroom.

Adjournment: There being nothing further brought before the Board for discussion, the meeting was adjourned at 7:30 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary