

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

**May 18, 2010**

***Draft***

The regular meeting of the London House Condominium Association, Inc. was held at 6:30 PM on May 18, 2010 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

Kym Bloom	Present	Jennifer Kemps	Present
Dana Johnson	Present	Michael Cruz	Present
Mark McCabe	Present		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

**Homeowner Forum:** There were no homeowners present to address the Board.

**Staff Report:** A copy of the staff report was reviewed by the Board and is included with the meeting records.

**Minutes:** After review, Jennifer moved to accept the minutes from the April board meeting as submitted. Mark seconded the motion and it was carried.

**Financials:** The balance in the operating account was deficient by \$4,460.85 at the end of April 2010. The balance in the money market reserve account was \$24,355.71. The balance in the Dain Rauscher investment account was \$42,192.37. The Association CD with Bank of Choice in the amount of \$5,000.00 added with the other reserve accounts totaled \$71,548.08 in reserves. Delinquency was \$12,106.41, up \$655.36 from March. The Net Profit/Loss for Year-to-Date at the end of April was under budget by \$396.61. Michael moved to accept the April financials for audit. Jennifer seconded the motion and it was carried. The Board of Directors approved waiving the late fees for #308 as a good will gesture.

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

**Unfinished Business:**

- The Board of Directors held a lengthy discussion on the wall replacement project. After discussion, Jennifer moved to approve the Timberline Outdoor Services contract for complete wall replacement and landscaping/grading along the south sidewalk/pool area for \$25,175. Michael seconded the motion and it was carried. The Board had questions for the contractor so a meeting will be scheduled for a Question and Answer session with the contractor.
- Committee Reports:
  - Exterior Committee: Nothing to report.
  - Interior Committee: Nothing to report.

- After review of the structural engineering report for a remodel in #506, the Board determined that since the report states there would be no problem with removal of one of the interior walls, they would approve the original request for remodel approval. The Board requests the owner bring a sample of hardwood flooring to them for approval before installation to ensure appropriate noise abatement. Mark moved to approve the request. Michael seconded the motion and the motion was carried. Dana abstained from voting.

**New Business:**

- The Board approved the purchase of a new gas grill for the patio with a not-to-exceed \$400 limit. Richard and Kym will make the purchase and be reimbursed.
- Due to time constraints, the rest of the items under New Business were tabled until the next meeting.
- The next meeting will be Tuesday, June 15, 2010, at 6:30 PM in the clubroom.

**Adjournment:** There being nothing further to discuss, the meeting was adjourned at 7:42 PM.

Respectfully submitted,  
Kaye Welch  
Recording Secretary