

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

November 14, 2005

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, November 14, 2005, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: President Sheri Tracey called the meeting to order at 6:10 PM. The following members were present or absent as indicated:

Sheri Tracey	Present	Denis Martin	Present
Rosemary Brown	Absent	Kym Bloom	Present

Kaye Welch from Western States Property Services was present.

Staff Report:

- Pool pump is rattling. Richard can replace it.
- Irrigation winterized.
- Richard will bring the furniture in from the patio.
- Hallway heat and pool temperature have been turned down a bit to conserve energy.
- Richard will monitor the south end Reznor (humming).
- Elevator is being inspected by Centric for the noise and electricity impact that has been reported by Richard.
- Vacuum is on its last leg and the Board will table decisions on this until January. Richard will check on the current warranty.

Minutes: Denis Martin moved to accept the minutes from the October meeting as presented. Kym Bloom seconded the motion and it carried.

Financial Report: Sheri Tracey reviewed the financial reports with the Board. The operating account balance at the end of October 2005 was minus <\$6,883.17>. The reserve account balance at the end of October 2005 was \$65,938.56. Delinquency on dues was \$2,774.30. Sheri Tracey moved to accept the financial for audit. Kym Bloom seconded the motion and it carried.

Manager Report: The Board reviewed the written report from the manager.

Unfinished Business:

- Financing to replace the roof is still not in place. Underwriter for Wells Fargo declined the loan. The loan officer is trying to get the application reconsidered. Nothing further to report on the roof replacement.
- After discussion, Denis Martin moved to approve changing association legal counsel to Cavanagh, Richmond and Holmes, LLC. Sheri Tracey seconded the motion and it carried. Assertive collection on delinquencies is a requirement of the Board.
- After discussion, the 2006 budget was approved with a 12% dues increase. Sheri Tracey moved to approve the budget. Kym Bloom seconded the motion and it carried.

New Business:

- Heidi Hundahl noted that she was impressed with the work of Caretaker, Richard Seeman. She thanked the Board for all of its hard work and time on behalf of the entire association membership. She appreciates their service.

Adjournment: There being nothing further brought to the attention of the Board, the meeting was adjourned at 6:50 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary