

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

**November 12, 2007**

***Draft***

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, November 12, 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	Absent		

Kaye Welch from Western States Property Services was present.  
Richard Seeman was present as Resident Manager.

**Homeowner Forum:** There were no homeowners at the meeting.

**Staff Report:** Richard presented his report on maintenance issues to the Board of Directors. His report is part of the meeting documentation.

- Richard will contact the graffiti hot line to have the Qwest property across the street cleaned up from recent graffiti vandalism.
- Sheri will get an updated list of delinquent residents to Richard.
- Richard needs more move-in packets and handbooks.

**New Director:** Troy Williams sold his LH unit and left a vacancy on the Board of Directors. The Board appointed Michael Cruz, unit 102, to fulfill Troy's term on the Board. Michael accepted the appointment and was unanimously approved.

**Minutes:** Denis Martin moved to accept the minutes from the October 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 October 2007 was minus \$6,045.84 and the balance in the reserve account was \$98,471.28. Delinquency was at \$12,308.75. The financials were approved for audit.

**Manager Report:** The manager report and communications were reviewed by the Board and are part of the meeting records.

**Unfinished Business:**

- Committee Reports:
  - Interior – New carpet samples and paint colors were presented to the Board and will be considered for the first floor remodel.
  - Exterior – Nothing to report at this time.
  - Communications – Newsletter is ready to go out.

- The Board of Directors unanimously agreed to have the vehicle with 2006 expired tags towed from the property since the owner has not responded to letters and fines.
- Rosemary Brown will be in charge of the holiday balcony decorating competition.
- One elevator proposal for maintenance was presented to the Board from Centric Elevator. Advanced Elevator has a proposal coming in this week. No decisions will be made yet.
- After discussion regarding the three issues that owner of #308 brought to the Board, the following decisions were made.
  - The Board of Directors will be happy to meet the owner for a brief hearing on the expenses of concern, but will not be available until January 2008.
  - The Association will waive \$50 in late fees.
  - The owner must reimburse the Association for the attorney fees in the amount of \$103.92, minus her credit on the account of \$53.35, totaling reimbursement of \$50.57 for attorney fees from April 2007.
  - The owner must reimburse the Association for her half of the repair costs to the balcony leak, since half of the repair was to flashing around the top of her balcony enclosure, which is a homeowner responsibility.

**New Business:**

- Director Discussion:
  - Michael Cruz noted that someone's dog was urinating just outside of the back door, leaving stains and bad smell. Richard will put some neutralizer on the area and apply dog repellent.
  - Sheri Tracey noted that the City of Denver had removed the loading zone signs a few weeks ago from the front of the building and has since replaced them, per her request.
- Board meetings will change to the second Wednesday of every month starting January 2008.

**Adjournment:** There being nothing more brought up for discussion, the meeting was adjourned at 7:00 PM.

Respectfully submitted,  
Kaye Welch, Recording Secretary