

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

November 16, 2010

Approved

The regular meeting of the London House Condominium Association Board of Directors was held at 6:30 PM on November 16, 2010 in the Club Room at 1233 Ogden Street, Denver, Colorado.

Quorum: The following Directors were present or absent as indicated:

Kym Bloom	Present	Jennifer Kempes	Present
Dana Johnson	Present	Michael Cruz	Present
Mark McCabe	Absent	Alex Ferber	Present

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Staff Report: Richard reported that the boiler has been cleaned, inspected, repaired and is in good working order now. Chimney repairs were in process and after inspection, it was determined that the chimney of #204 needed a tile extension to ensure their smoke would not blow back down into other unit fireplaces.

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

Financials: The balance in the operating account was \$9,427.43 at the end of October 2010. The balance in the money market reserve account was \$15,109.78. The balance in the RBC investment account was \$42,194.48. The Association CD with Bank of Choice in the amount of \$5,000, added with the other reserve accounts, totaled \$62,304.26 in the reserves. Delinquency was at \$7,510.21. Net profit/loss for the year-to-date was \$8,808.48 under budget. Michael moved to approve the financials for audit. Jennifer seconded the motion and it was carried.

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

Unfinished Business:

- Non-compliant vehicle parking was reviewed.
- A proposal for exterior mansard and painting/repairs to the stucco look material by GR Construction was briefly reviewed and will be considered in the spring for one of the projects noted to be done in the reserve analysis.

New Business:

- Renewal agreement with the Association attorney for 2011 was tabled until the next meeting.
- Discussion of the budgeted bonus was tabled due to time constraints.
- It was noted that the tow company signs attached to light poles are working loose from wind. Manager will inspect and repair as needed.

Adjournment: There being nothing further to discuss, the meeting was adjourned at 7:00 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary