

**RECORD OF PROCEEDINGS
LONDON HOUSE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 10, 2005**

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, October 10, 2005, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: President Sheri Tracey called the meeting to order at 6:00 PM. The following members were present or absent as indicated:

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

Kaye Welch from Western States Property Services was present.
Richard Seeman, Resident Caretaker, was present.

Homeowner Forum:

- John Gilham, #606, noted he is planning to remodel his unit and would like the leaking roof repaired or replaced as soon as possible.
- It was recommended that the Board consider an amendment to the rules and regulations on signage.

Staff Report:

- North elevator motor making noise and revs up. Seems to be causing Richard's lights to dim every once in awhile.
- There were five fire alarms in a row. Smoke detectors are older models and several were replaced. Richard will clean smoke detectors twice a year when he changes the swamp cooler filters.
- National to be called about the front door that is not closing again. Richard will check on the door.
- Back door needs adjusted as it closes too slowly.
- Pool seems to not be leaking water. Richard is monitoring.
- Richard will winterize the irrigation system.
- Vacuum is on its last leg. Rosemary will get information to Richard on purchase of a Phoenix vacuum.

Minutes: Sheri Tracey moved to accept the minutes from the September meeting as edited. Denis Martin 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 September 2005 was minus <\$11,129.95>. The reserve account balance at the end of September 2005 was \$64,704.62. Delinquency on dues was \$2,585.10. The Board approved waiving the \$5.80 due on #506. Sheri Tracey moved to accept the financials for audit as presented. Kym Bloom seconded the motion and it carried. The Board would like to see confirmation that Kaiser Permanente for Mike Williams is not being paid by the Association.

Committee Reports:

- Interior committee had nothing new to report.
- Exterior committee had nothing new to report.
- Communication committee noted newsletter items and discussed items for the website (www.londonhousecondos.com.)

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

Director's Discussion:

- Denis Martin noted that the carpet was fraying on the second floor just south of #205 in 2 sections.
- Rosemary Brown , Kym Bloom and Sheri Tracey had nothing to address.
- Kym Bloom would like a full copy of the final SB100 bill.

Unfinished Business:

- Roofing replacement was discussed. Colonial Bank will not fund the project without the staff unit for collateral, which can't be done. Sheri Tracey will work with Wells Fargo on financing. A letter will be prepared as soon as possible for owners regarding the special assessment coming.
- After review of two bids for carpet cleaning, the Board decided to have Coit clean the carpets throughout the building two times per year and clean the first and second floors four times per year.
- After discussion, the Board decided to have owner of #212 fined every 30 days until a copy of the tenant lease is received, as requested by letter.
- Elevators need signage to use the stairwell in case of a fire.
- Richard should get a cover for the outdoor common grill.
- Website for London House Association is www.londonhousecondos.com and is about 80% complete.
- Parking of bikes is to be in units, not on balconies, not on the common areas and not locked to common elements.
- Annual meeting: November 14th at 7 PM. Regular meeting will be at 6 PM. Manager will secure twenty folding chairs. Light refreshments will be served.

New Business:

- Budget workshop for 2006 will be scheduled for October 17th. Revised budget will be e-mailed to management.
- "No trespassing" signs will be ordered for the property. The Board will determine what they want and notify manager.
- Holiday party will be December 8th from 6:30 PM to 9:30 PM. Kym Bloom will get a \$100 check for party food and decorations and give receipts and leftover funding to manager.
- It was determined that Rosemary would contact Denis Martin with any information from e-mails since Denis does not have access to e-mailing.
- Manager to find out from Richard where the Doggie Pick Up signs went when the sod was installed.

Adjournment: There being nothing further brought to the attention of the Board, the meeting was adjourned at 8:20 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary