

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

October 9, 2006

Approved

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, October 9, 2006, 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	Present		

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

Open Forum: Homeowner from #507 was present to object to reimbursement from the Association for \$187.00 for a wrongful tow of a vehicle out of his parking space. A resident called for the tow of the vehicle thinking that the vehicle belonged to someone visiting the property directly across the alley from London House. The owner was hostile and abusive to the Board of Directors and will be notified by the Association attorney that this behavior will not be tolerated in the future.

Staff Report: Richard's written report was reviewed and is part of the meeting records.

- AMS is preparing a proposal to install a circular system that will bypass the heating boiler process so that part of the hot water/gas usage may be completely turned off during the summer months to save the Association extra utility expenditures.
- Pool is still leaking and all tests possible have been performed several times. The leak rate is about ½ inch of water per day, which is significantly less than what it was when Richard came aboard and noticed the leak. Richard has made several small repairs and performed maintenance to tighten the entire pool water refill system up at no cost to the Association.
- Denis Martin recommended the documentation of building and system maintenance for future reference as necessary. Richard will put together a maintenance records book for the Association.

Minutes: Denis Martin moved to approve the minutes from the September board meeting as read. Rosemary Brown seconded the motion and it was carried.

Financial Report: The Treasurer reviewed the financials with the Board. The balance of the operating account at the end of September 2006 was \$10,150.14. The balance of the reserve account at the end of September 2006 was \$26,869.76. Delinquency was \$13,399.16, up \$1812.26 from August. Expenditures year-to-date are \$5,296.05 under budget. The financials were approved for audit. Treasurer will update the delinquency notice on the bulletin board.

Manager Report: The manager reviewed the report and communications with the Board, which are part of the meeting records.

- First floor hallway ceiling is scheduled for replacement by Brown & Associates Painting for \$500.00. This was the lesser bid for the job.
- Carpet stain on first floor next to the storage closet by the front door is getting lighter with continual cleaning.

- Elevator floor replacement scheduled for November.

Unfinished Business:

- Committee Reports:
 - Interior – Nothing to report.
 - Exterior – Nothing to report.
 - Communications – Looking for next newsletter ideas.
- The Board determined that it would be more cost effective to purchase a Home Depot gift card that can be added to as needed for use by the Association than to continue to pay a \$20 late fee. Sheri Tracey moved to make the purchase and Denis Martin seconded the motion, which was carried.
- Collections and delinquent accounts were reviewed during the financial report.
- Document revisions were reviewed as presented to the Board from the attorney, including the changes and additions that were suggested by homeowners at the September 28th discussion meeting. Kym Bloom will put the revisions online for review. By the end of the week the Board Members will have reviewed the latest revisions for accuracy and let Sheri know if there are any concerns. Then the letter, with a ballot for voting and with the revisions, will be mailed to homeowners for review and approval, with a two-week return deadline. Homeowners must be in good standing by the return deadline date for their vote to count. One week after mailing of letter/ballots/revisions, the Board will put notice of reminder up around the building with notice that it is critical for homeowners to place a ballot on the revised and restated documents.
- A brief response to acknowledge the receipt of his letter will be sent to #411 resident.

New Business:

- Directors Discussion
 - Issue was raised that the puppy in #408 is in stress and barks continually when the owner is not home.
 - Letter will go to #501 and #401 stating complaint of floor noise, requesting #501 try to mitigate the noise and requesting the two owners amicably resolve their issues between themselves.
- Budget workshop for the Board will be held in the party room on Monday, 10/16/06.
- Manager will get information on the gas savings since the new boiler was installed.
- Annual meeting will be November 13, 2006 in the party room. Chairs will be set up and coffee and water will be served. There will be one position on the board open.

Adjournment: There being no further business brought up for discussion, the meeting was adjourned at 8:15 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary