

**RECORD OF PROCEEDINGS
LONDON HOUSE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 12, 2005**

Draft

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, September 12, 2005, in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: President Sheri Tracey called the meeting to order at 6:03 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 absent.
Richard Seeman, Resident Caretaker, was present.

Homeowner Forum:

- Bill Smith, #511, was concerned about the roof leaks and the needed drywall repairs in his unit.
- John Gilham, #606, is planning to redecorate his unit in October and wants the roof water leak fixed now. Also requested that the Association inspect the electrical outlet that water came through. John noted that the minutes don't show the choice of the new insurance agent and carrier. Also, John noted to the Board that the Association is not authorized to borrow funding against unit #104 without approval.

Staff Report:

- Red clover problem solved. Killed it with Roundup in the flowerbeds.
- Pool leak down to half an inch per day (200 gallons per day).
- Boiler problem recently was a trip-out. Nothing wrong except maybe dirt. Was serviced by Stewart Boyer.
- Sheri directed Richard to remove dead plants and flowers and to cut roses back.
- Richard will repair the pipe and install a new pump to save the \$2192 that Stewart Boiler proposed.

Minutes: Denis Martin, as secretary, moved to accept the minutes from the August 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 August 2005 was minus <\$8,825.08>. The reserve account balance at the end of August 2005 was \$67,233.81. Delinquency on dues was \$3,785.10 with four accounts in legal collections. Rosemary moved to accept the financials for audit as presented.

The Board is looking at changing legal counsel to be more assertive with collections. Gas costs are expected to increase by 37%. Bill Smith suggested the Association charge late fees, which is already done.

Committee Reports:

- Interior committee had nothing new to report.
- Exterior committee had nothing new to report.
- Communication committee reported that someone removed and crumpled the newly posted notice to keep the doors closed. Kym will produce a new, laminated sign. Another newsletter is due for distribution in October. The committee would like ideas for the newsletter.

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

- Sheri Tracey wants Richard Seeman to paint the back stairwell walls during the winter months.
- The Board approved Richard to open an account at Grainger to purchase a pump.
- More information is needed on the roof replacement project.
- Sheri Tracey and Denis Martin signed the antenna/dish policy previously approved.
- Rosemary Brown will e-mail revisions to the manager for the investment owner letters.

Director's Discussion:

- Denis Martin brought up concerns about #107 behavior and the unit door not locking. Denis will write a complaint.
- Rosemary Brown wants monthly report printed two sided and some of the financials removed from the Board packet. The Board agreed.
- Sheri Tracey discussed her concern about the notice on the back door being ripped off the door.

Unfinished Business:

- The Board wants the revised handbooks for distribution by the end of the week.
- The new Association website is progressing but is not completed.
- Discussion regarding the reserve analysis was tabled.
- #412 noted that the vent was too wide for the new insert pipe in the chimney and wants more funding from the Association. After discussion and review of the original bid, the Board decided that they would not pay any more toward funding the insert. It appears the permit fee wasn't added in the original bid.
- Roof replacement funding discussion was tabled because the Association can't borrow against #104 without proper approval.
- Satellite dish policy was signed and dated.
- Discussion on the following behavior of tenants in #212 was held.
 - Entering and exiting unit over balcony
 - Garbage bags in hallway and on pool roof
 - Bikes in common areas
 - Dog kept on balcony overnight
 - Hooking up hose and hosing down their balcony and sliding glass door
 - Visitors parking and blocking in resident's reserved spaces
 - Manager is to send a letter to owner with the new complaints and to require that a copy of the current lease be sent to management by end of month.

New Business:

- Bike parking: people are chaining their bikes to the gas valve pipes at the back of the building. The issue was discussed then tabled.
- The Board agreed to collect copies of leases from investment owners.
- New rules for Board meetings were discussed. Owners are allowed to make a presentation to the Board for no longer than five minutes each. Presentation must be made respectfully or the owner will be stopped.
- Annual meeting discussion: Board members are to write down their accomplishments for the year for the next meeting.
- Pre 2006 Budget: cutback on interior and exterior funding to \$500.00 and increase the funding in 2007. Will have an Ad Hoc meeting in October to do budget.
- Donna Kinschuh has resigned from the Board of Directors. Sheri Tracey moved to accept her resignation with regret. Kym Bloom seconded the motion and it was carried.
- The snowplowing contract with King Kong for 2005-2006 was reviewed. Sheri Tracey moved to accept the contract. Rosemary Brown seconded the motion and it was carried.
- Kym Bloom suggested putting a change machine in the building. After discussion, it was decided that would not be a good idea due to probable vandalism.

Adjournment: There being nothing further brought to the attention of the Board, the meeting was adjourned at 8:05 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary