

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

September 9, 2009

Draft

The regular meeting of the London House Condominium Association, Inc. was held at 6:00 PM on September 9, 2009 in the Club Room at 1233 Ogden Street, Denver, Colorado.

The following Directors were present or absent as indicated:

Michael Cruz	Absent	Lars Brink	Absent
Kym Bloom	Present	Denis Martin	Present
Dana Johnson	Present		

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Homeowner Forum: Homeowner from #509 was present to ask the Board if it would approve him placing some of his very large balcony plants in the poolroom over the winter. He would take care of them. The Board agreed that it would be okay for him to winter his plants and care for them in the poolroom, unless they receive any resident complaints. If that happens, the Board will reconsider. The Association will take no responsibility for any damage to or disappearance of his plants.

Staff Report: The printed staff report was reviewed by the Board and is included with the meeting records.

Minutes: The July minutes were approved by email. After review, Denis moved to accept the minutes from the August meeting as read. Dana seconded the motion and it was carried.

Financials: The balance in the operating account was \$10,378.99 at the end of August 2009. The balance in the money market reserve account was \$10,814.29 and the balance in the Dain Rauscher Investment account was \$42,189.20 at the end of August 2009. Delinquency was at \$8,564.02, up \$2,237.07 from July. Financials were approved for audit. The Board approved moving another \$5,000 from the operating account into the money market account. Dana will work on a letter to owner of #601 regarding consequences of further dues delinquency. Manager to find out if a receiver can be appointed to place a tenant into #210.

Manager Report & Communications: Written reports and copies of communications were reviewed and are included in the meeting records.

Unfinished Business:

- The Board reviewed a letter from the Association attorney regarding the foreclosure of #508 and possible purchase of the unit by the Association at the sale. The Board wanted to know if the Association could add the rest of the year,

- per the Declarations, onto the account. Manager will check on the latest information on this unit and report back to them next month for a decision.
- After discussion, Kym moved to schedule the next two balcony repair/replacements for 2009, weather permitting. Denis seconded the motion and it was accepted. Manager will notify the contractor to schedule.

New Business:

- The Board regretfully accepted the resignation of Lars Brink from the Board.
- Kym Bloom requested approval from the Board of Directors to keep her balcony planters on her balcony railings during the spring and summer months. When the weather turns cold, she will remove them from the railings. The Board approved her request.
- Chimney Sweeps of America cleaned the fireplace chimney of unit #104. Manager will request a report from them on the condition of the chimney and then discuss whether it would be prudent to require all chimneys be cleaned.
- Kym nominated Denis to fill the Vice President office on the Board of Directors. Dana seconded the motion and it was carried.
- Dana reported on an analysis of delinquent accounts and requested legal counsel to review if the Association could collect the full balance of the year on those accounts. All accounts are to be collected according to the Board approved SB100 collection policy and as soon as possible when they become delinquent.
- The homeowner who filled several storage closets with furniture will be notified that the second floor storage closet is used by the Board of Directors for Association things and needs to be cleared within one week. The Board will discuss use of the other storage closets at the next meeting.
- Board meetings will be changed to the third (3rd) Wednesday of each month at 6:30 PM. Next meeting will be October 21, 2009 at 6:30 PM in the clubroom. This will be the 2010 budget meeting.

Adjournment: There being nothing further brought before the Board for discussion, the meeting was adjourned at 8:08 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary