

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

September 21, 2010

Approved

The regular meeting of the London House Condominium Association Board of Directors was held at 6:30 PM on September 21, 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 Kemp | Present |
| Dana Johnson | Present | Michael Cruz | Present |
| Mark McCabe | Present | Alex Ferber | Present |

Kaye Welch was present from Western States Property Services.

Richard Seeman was present as Resident Manager.

Staff Report: A copy of the staff report was reviewed by the Board and is included with the meeting records. Richard will put up a sign at the doggie stations to please take only one bag at a time. Noted that the stone around the tree base installed by Richard looks really nice but the stones are upside down. Richard will check.

Minutes: After review, Michael moved to accept the minutes from the August board meeting as submitted. Mark seconded the motion and it was carried. The Resolution on Neighbor to Neighbor Noise Complaints was approved and will be posted on the web site and bulletin boards.

Financials: The balance in the operating account was \$10,669.59 at the end of August, 2010. The balance in the money market reserve account was \$8,809.22. The balance in the RBC investment account was \$42,193.79. The Association CD with Bank of Choice in the amount of \$5,000, added with the other reserve accounts totaled \$56,003.01 in the reserves. Delinquency was at \$6,813.21. Net profit/loss for the year-to-date was \$5,199.37 under budget. Jennifer moved to approve the financials for audit. Mark 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:

- Projects for 2011 were discussed. Further consideration will be addressed during the October budget meeting. Manager is to get pricing for some of the favored projects for consideration at the October meeting.

New Business:

- The realtor for a potential buyer of #610 addressed several questions to the Board of Directors.
- Committee Reports:
 - Interior: Alex volunteered to serve on the committee with Michael.
 - Exterior: The committee recommended placement of Astroturf along the sidewalk to see how it would hold up.
- After discussion on snow removal and review of two proposals, Mark moved to contract for plowing with All American Lawn Services for the 2010-2011 season. Jennifer seconded the motion and it was carried with one “no”.
- Next meeting will be October 19th.

Adjournment: There being nothing further to discuss, the meeting was adjourned at 8:00 PM.

Respectfully submitted,
Kaye Welch, Recording Secretary