

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

September 10, 2007

Approved

The regular meeting of the Board of Directors of the London House Condominium Association was held on Monday, September 10, 2007 in the Clubroom at 1233 Ogden Street, Denver, Colorado.

Call to Order: The meeting was called to order at 6:31 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 from Western States Property Services was absent with prior approval.

Homeowner Forum: Unit owners for #102 were present to participate in interior hallway decoration discussion.

Staff Report: Richard presented his report on maintenance issues to the Board of Directors. His report is part of the meeting documentation. Refrigerator will be purchased the week of the 17th. #308, Gustavo removed and reinstalled flashing in-between posts, installed a drip-edge on front of balcony. Repaired a joint that was part of the original enclosure and had no caulking. Sealed balcony for #408. Will call Swingle for tree trimming. Going to 2x a month on the mowing. Will also contact SPCS to complete cleaning in the poolroom, as it hasn't been completed satisfactorily.

Minutes: Denis Martin moved to accept the minutes from the August meeting as read. Rosemary Brown seconded the motion and the motion was carried.

Financial Report: The balance in the operating account at the end of August 2007 was minus \$11,889.65 and the balance in the reserve account was \$93,221.75. Delinquency was at \$13,944.74. The financials were approved for audit.

Manager Report: The manager report and communications were reviewed by the Board and are part of the meeting record.

Unfinished Business:

- Committee Reports:
 - Interior – Loft Liquid Monolithic #Z6475-00327 carpet squares was 1st selection by the board for the hallways. Sunshine Daydream Z6448-00125 is 2nd choice. Third is 00302 Speed Dial. Paint selections are: Bagel #SW 6114 for the hallway walls, #SW 6493 Ebbtide for the

walls at either end of the hallways and white for trim. Denis will check into possibility of purchasing new baseboards and lights from Lowe's. Owners from #102 (Michael & Michael) offered assistance with a possible discount. The Board would like Richard to possibly talk with the same paint company that did the hallway repair on the Garden level to do the painting. Obtaining homeowner volunteers to complete the painting on each floor was discussed, but abandoned in favor of a professional finish.

- Exterior – Rosemary noted that everything was done for this season.
- Communications – Kym will contact Phil to get the London House Condo's website on the same servers that the other properties with Western States uses. The website is currently down while we change hosting companies.
- The Board determined that with the amount of flashing that needed to be repaired or simply replaced because it was missing, the owner of #308 should pay for ½ of the repairs to the enclosed balcony for their unit.
- Poolroom surveillance system was installed in the poolroom. The installation is to protect the investment of the Association.
- The Board of Directors unanimously approved changing the late fee from \$10.00 per month to \$25.00 per month.
- The Board of Directors unanimously approved adding interest to delinquent accounts in the amount of 18% per annum.

New Business:

- Unit #303 submitted a letter outlining cosmetic changes that he will be doing inside his unit. The Board approved all changes since none were architectural changes.
- Unit #101 continues to be out of compliance with his vehicle tags. Property Manager will be asked to handle.
- Front Door is still not closing correctly. Richard will need to repair or schedule a repair.
- The Board would like Richard to investigate Pigeon deterrent methods for the top floor balcony roofs. Pigeon spikes were suggested, also Rubber Snakes on the balcony roofs.
- King Kong informed the Board and Western States via letter that they would no longer be performing snow removal for residential companies. This leaves us with only a few months to get bids from 3 more snow removal companies before winter sets in. Kaye to obtain bids for the Boards consideration.
- The Board worked, as a group, on the Rules and Regulations document revisions. All revisions will be forward to Kym Bloom to compile. Final approval to take place during the October Board Meeting.
- Annual Meeting will take place in November on the second Monday of the month, 11/12 at 7 pm. The Board Meeting will take place at 6 pm that same night.

Adjournment: There being nothing more brought up for discussion, the meeting was adjourned at 8:31 PM.

Respectfully submitted,
Sheri Tracey, Board President