

# A M B A S S A D O R I C O N D O M I N I U M

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## Board Minutes July 19, 2016

### Attending:

Nick Hart – President

Steve Wilson – Vice President & Secretary

Tim Trohimovich – Member at Large

Lisa Lightner – Building Manager

Ty Booth – Homeowner

Robin Cole – Member at Large

Bill Bielby – Member at Large

Brian Shineman – Treasurer

Suzanne Heidema – Accountant

Michael Glasgo - Homeowner

June Minutes approved. Motion by Trohimovich, second by Cole, approved 6-0.

### Homeowner issues:

- Inquiry from homeowner Michael Glasgo as to the status of the window replacement project. The Board brought him up to speed orally, and approved issuing a news update to the membership and residents to enhance communication. Motion by Trohimovich, second by Cole, approved 6-0.

New Board Member: The Board elected Ty Booth, to the vacancy created by David Morse's resignation and move to Vermont. Motion by Cole, second by Trohimovich, approved 6-0. This position will have to stand for election at the next Annual Meeting.

Suzanne and Lisa have been working on securing carpeting bids (rear/south stairwell, and basement corridor) and a better flooring surface for the elevator cab (probably rubber or similar). The Board selected the low bidder (Haight Carpet) for the carpet (approximately \$6622) and elevator (approximately \$492). Motion by Trohimovich, second by Cole, approved 7-0.

Review of New Reserve Study. The Board opted to defer review and discussion until the next meeting.

Thank you to David Morse: The Board approved purchase of a card and \$100 gift for David Morse in appreciation for his many years of service to the Association. Motion by Wilson, second by Booth, approved 7-0. Robin Cole volunteered to complete this task.

### Building Manager report:

- Noise complaints received about singing on the sidewalk on Sundays. Tim Trohimovich volunteered to chat with the singers, if the singing reoccurs, and try to identify if they are building residents or passers-by.
- Unit Inspections. Lisa and Gary Gilligan continue to follow up on inspecting plumbing fixtures, hot water tanks, and other critical items to assure the well-being of the building.
- Building water has been submitted for testing and we are awaiting results. This is precautionary and in response to the arsenic concerns sweeping the nation.
- Our elevator maintenance contract will be expiring in the near future, and Lisa and Suzanne are soliciting bids for the next term.

- Contractor Gary Gilligan will inspect a window in #108, due to a homeowner's concern.

Financial Report:

- Accountant Suzanne Heidema reviewed the monthly statements and transactions with the Board. No significant problems were noted with Accounts Receivable, and operations are tracking closely with the previously adopted budget.
- The Board approved expenditures from Reserve monies (\$5,000 for architect retainer and \$22,267 down payment for replacement lighting project). Motion by Trohimovich, second by Booth, approved 7-0.
- Monthly financial statements approved. Motion by Trohimovich, second by Booth, approved 7-0.

Adjourned at 8:05 PM

Next Meeting: August 23 at 7 PM in the Ambassador office.