

Ambassador I Condominium

505 East Denny Way Seattle, WA 98122

Minutes

February 18, 2014

Regular Board of Directors Meeting

Board Members Present: Nick Hart, Ty Booth, Jon Carter, David Murphy, Mohammad Makarechian, David Morse

Building Manager: Ron Moodey

Owners & Residents Present: Margo Reich & Bill Reich

Nick Hart called the meeting to order at 7.28 PM

Approval of the Agenda: Approved as Amended

Nick Hart moved that New Business be moved up after approval of January minutes since the owners of Unit #406 (Margo Reich & Bill Reich) were present to discuss a noise issue with Unit #506.

Approval of the January Minutes: Approved*

* The secretary noted a mistake after approval. Mohammad Makarechian was unanimously elected to the board, not Jim Arthur.

New Business:

a. Noise Issue with Unit #506:

Margo and Bill Reich from Unit #406 came to the board with a written request to enforce the Condo Rules & Regulations 13.5 to cover bare floors. They feel that noise from Unit #506 above them is unacceptable and must be mitigated. The Reich's don't blame the tenant as much as the bare floors above them not absorbing noise. The renter in Unit #506 has been contacted as well as the owner of the unit, Alicia Aahl. No satisfactory solution has yet been proposed and the Reich's have come to the board to request enforcement of the Condo Rules & Regulations. Nick Hart will check with Robin Cole & Suzanne Heidema about similar prior situations and send a letter to the owner of Unit #406. Jon Carter makes a motion to send a letter to the owner. Seconded. Passed. Nick Hart will send a letter to the homeowner.

b. Taxes on Ambassador II garage:

Situation has been resolved. Board to follow up next month to verify situation corrected.

c. Roof leak in Units #601 & #602.

A vent cover on the roof was discovered to have been moved and two units, #601 and #602 were to be checked for possible water leakage. Gary Gilligan, the handyman, was sent to inspect. No access to Unit #601 - tenant reports no leakage issues. A seam was noted to be raised in the ceiling of Unit #602 but no apparent problem. A motion was made by Jon Carter to confirm that there truly is a leak problem. Ty Booth seconded. Passed.

Committee Reports:

No reports to the board this meeting. Nick Hart to follow up with committee people.

a. Landscape: David Murphy, chair

b. Webpage: Rob Green, chair

c. Reserve: Nick Hart, chair

d. Rules: Tim Tro, chair

e. Design: Mackie Suzuki, chair

Building Manager Report: Ron Moodey. Postponed.

Ron Moodey was unable to make the meeting before it adjourned. Nick Hart remained afterward to speak with the building manager. Issues: new graffiti in alley, existing graffiti (on the brick of the commercial unit, Summit Ave, by the Denny/Summit corner of the building), several lights in the fire escape stairwell are burned out, top right dryer in laundry room broken.

Financial Report: Suzanne Heidema. Postponed.

Suzanne Heidema was away for the meeting but provided financial statements. Revenue was over budget. Expenses were over budget due to elevator vandalism. Questions were raised about the vandalism costs and approval process of expenses. Nick Hart to check on the status of fire alarm & elevator maintenance.

Old Business:

a. Unit #108 bankruptcy.:

Unit appears to have sold. Six months of back dues were owed to the association.

b. Windows and next steps:

Brandon Hamilton has contacted Nick Hart. There are several bid options to review. Cost of \$15,600 to manage the process of window replacement in our historic building. Nick Hart shall

send copies to the board members to review. Ty Booth proposed that an information letter be sent out to homeowners concerning the window replacement. Many homeowners may not be aware of the building's window situation.

c. Front porch tiles:

No updates to report. Nick Hart will contact the Design chair, Mackie Suzuki, to start the process.

d. Notice board update:

The notice board has often been months behind in posting updates. Discussion of ways to expedite posting of last month's minutes. Secretary was given key to the notice board and shall try to have minutes posted in a more timely manner. An attempt will be made to have a printed copy available after the monthly board meeting. Ty Booth suggested an additional notice board in the elevator as a way to convey information to the residents.

e. Unit #304 Mortgage:

The rental unit of the homeowners' association is up for refinance. Suzanne and Steve Heidema would like their names off the loan. The mortgage amount, ~ \$70,000, is comparatively small and it can be difficult to find a lender for that amount. Discussion of the benefits of possibly taking out a larger loan to place into the reserves. Questions from the new board members about how the rental unit is managed - questions for Suzanne Heidema at next board meeting.

f. Commercial Unit:

Jon Carter brought up issue of commercial space usage. Commercial unit is for sale and there are questions concerning possibly future tenants. Steve Sawada has done some preliminary checking on zoning. Suzanne Heidema was going to check into the building's covenants regarding the unit.

David Murphy reported a situation with Comcast and access to parts of the building. Steve Sawada 'saved the day.' The key situation for the various parts of the building was discussed. Ty Booth suggested it would be helpful for the board members to have a tour of the building and the mechanical systems. To be discussed and arranged at a future board meeting.

Jon Carter brought up the possibility of a future roof deck. Board will discuss in future. Prior proposals are available for review.

Adjournment: Jon Carter moved to adjourn. David Murphy seconded. Meeting ended at 8.33 PM.