

AMBASSADOR | CONDOMINIUM
505 East Denny Way Seattle, WA 98122

Attending:

Tim Trohimovich, President
Suzanne Heidema, Treasurer
Gaby de Jongh, Secretary
Dann Moomaw, Member-at-Large

Ty Booth, Member-at-Large
Imran Karim, Member-at-Large
Lisa Lightner, Building Manager
Amra Fikic, Agyinbyte

December 20, 2021
6:30pm

Ambassador | Regular Board Meeting

1. Call to Order.
2. Homeowner and Tenant Forum
 - a. None
3. Meeting Minutes
 - a. Approval of December 1, 2021, minutes. Suzanne moved to approve the minutes with additional comments, Tim seconded. Approved 6-0.
4. Financial Report
 - a. November 30, 2021, Financial Review – total Operating Cash \$31,871.64 and total Reserve Cash \$491,511.15.
5. Old Business
 - a. 2022 Annual Meeting Prep. January 25th will be the Annual Meeting, 25% of homeowners need to be present for quorum. Include Presidents report in meeting packet to send out by January 3rd. Includes major building updates, briefing on budget, and electing Board members. Lisa would like to discuss security breach issues. Agyinbyte will compile the board candidacy forms. Regular Board meeting will follow the Annual meeting.
6. New Business
 - a. Security breach. Lisa inquired about a plan in case of a building security breach, what to do about keeping the gym door closed, and possibly adding more security cameras. Imran recommends making it less inviting for strangers to enter the building. Suzanne asked Amra for a copy of a sign off sheet of the Rules and Regulations, similar to what Parc on Summit has. Tim agrees we need a security plan and suggested a relationship with a security firm. Watson security should be able to add more cameras. Ty made a motion to purchase and install a security camera for the back door, Tim seconded. Ty amended the motion for the cost not to exceed \$2,000 without further Board authorization, Tim seconded. Approved 6-0. Lisa will get a quote from Watson on Tuesday 12/21. The idea of a Security Committee will be presented at the Annual Meeting on January 25th.

- b. Gym usage and restrictions. Due to Omicron concerns, should the Board close the gym? The Board will follow the discretion of the City and the County for gym closures.
 - c. Elevator oil flush. Need one or two more bids to make sure price is reasonable. Suzanne will follow up with the inspection report on the last time the oil was flushed.
 - d. Audit Fiscal year update. Needs to be completed for 6/1/2020 - 5/31/2021. Suzanne recommends ending the fiscal year at the end of the calendar year, similar to when the Board reports to homeowners. This would require a second audit for 5/31/2021 – 12/31/2021. Suzanne moved to have the auditors complete audit for 6/1/2020 - 5/31/2021, and change reporting from fiscal year to a calendar year. Approved 6-0.
7. Building Manager Report
- a. Request for a runner for the laundry room. Board agrees to have Lisa research and purchase a runner.
 - b. New ceiling tiles ready to be replaced in storage room.
 - c. Will have an electrician look at the LED light in the rental unit.
8. Next Meeting Date: January 25, 2022. Annual meeting followed by Regular Board meeting.
9. Adjourn. Suzanne moved to adjourn; Ty seconded. Approved 6-0. Adjourned 7:51pm.