

**AMBASSADOR I CONDOMINIUM**  
505 EAST DENNY WAY SEATTLE, WA 98122

**Ambassador I Regular Board Meeting -- April 24, 2018 7:00pm**

Convened at 7:00pm

Attending:

Steve Wilson, Vice President  
Brian Shineman – Treasurer  
Bill Bielby, Secretary  
Robin Cole, Member at Large

Tim Trohimovich, Member at Large  
Ty Booth – Member at Large  
Suzanne Heidema, Accountant  
Lisa Lightner, Building Manager  
Michael Glasgo, Homeowner

1. **Approval of Agenda** – Motion to approve by Robin, second by Bill, approved 6-0.

2. **Approval of March minutes** – Motion to approve minutes by Robin, second by Tim, passed 6-0.

3. **Homeowner/Tenant issues** -- none

**4. Exterior Remediation Project**

- a. Update from Robin – Zone 1, all windows and trim finished, 50% sealant finished; Zone 2, 50% windows installed, no trim or paint . Paint for South side is due April 26. Approximately 50% of project finished overall. Change order, \$14,819.02-- Mark, Intars, Brandon, & Robin discussed limiters that would allow windows to open only about 4” to meet building code. Can be a type that is defeatable, so it will be possible for owner to open window all the way. Not an issue in stairwell windows, since those will open from the top rather than the bottom. These limiters will be added after windows are installed. Another change order is adding an upper second collector head for scupper to meet building code. Motion to approve both by Tim, second by Robin, passed 6-0. Discussed current timeline – approximately 4-6 weeks behind original projection, so may be completed in July instead of June. Robin commented that work looks great up close on scaffolding as she inspects it with Brandon. Brandon is making sure all details are being attended to. The casement windows on some units were rubbing against trim when cranked open. These have been fixed, and Robin will suggest that all be inspected for this problem. Steve suggested we share information about current progress with homeowners.
- b. Ambassador I communication – Robin spoke with Jay from Ambassador II, and he was concerned about when scaffolding will come down. Jay has been invited to our meetings as well.

**5. Old Business --**

- a. Unit 304 remodel update (Steve) – Proceeding very slowly, Gary is 60-70% finished.
- b. Unit 304 invoices – will send invoices and discuss at next meeting.
- c. Unit 607 – Noise from fans – Awaiting return phone call from contractor. Steve will pursue this.

**6. New Business a. Insurance Renewal**

- a. Cost to rebuild – Motion to renew as is, and hire professional to evaluate true replacement cost of building by Tim, second by Bill, passed 6-0.
- b. New Electrical Meters – Discussed meter replacement based on information we've been mailed. There will be a brief power outage as the power company replaces meters.

**7. Building Manager Report (Lisa)** – There was a water leak from unit 306 into 206, skipped next unit down and water ended up in workout room. Gary figured out issue that caused this from 306. Homeowner had done some of his own plumbing, and is apparently responsible. Gary is opening wall to confirm the cause.

**8. Financial Report (Suzanne)** – Receivables were good. Most people paying with ACH. We borrowed from our loan in April. Utilities are in line, nothing major going on with expenses.

#### **9. Committee Reports**

- a. Historic Committee (Ty) – Picture was hung today. Ty noticed the bottom wasn't secured to wall, so it should be taken down until it can be secured.
- b. Rules Committee (Tim) – Air bnb – still working on this.
- c. Design Committee (Ty) – Waiting until project is finished.
- d. Web Committee (Nick) -- Tabled

**10. Choose next board meeting date** - Tues 5/22, 7pm

**11. Adjourn** – Motion to adjourn by Tim, second by Robin, passed 6-0. Adjourned 8:09pm.

Recorded by Bill Bielby