

AMBASSADOR | CONDOMINIUM
505 East Denny Way Seattle, WA 98122

Attending:

Tim Trohimovich, President
Suzanne Heidema, Treasurer
Michael Glasgo, Vice President
Imran Karim, Member-at-Large
Jordan Ade, Member-at-Large

Amra Fikic, Agynbyte LLC
Lisa Lightner, Building Manager

May 30, 2023 6:30pm
Ambassador | Monthly Board Meeting

1. Call to Order: Tim called the meeting to order at 6:30 PM.
2. Approval of meeting minutes: Michael moved to approve the April 2023 minutes as edited by Suzanne; Jordan seconded. It passed 6-0.
3. Financial report: Suzanne reviewed the financial report providing questions and edits to Amra for correction. Approval of the April financials were tabled until corrections are made by Agynbyte LLC. Suzanne presented a spreadsheet to the Board comparing the special assessment loans due from homeowners at the current rate of 4.75% and the recently adjusted commercial loan rate of 5.79%. There are 16 homeowners who have outstanding special assessment loans. The difference in interest income would be \$648 per year. Suzanne explained that these homeowners have been paying at a higher rate than the Association was paying on the commercial loan for 5 years (4.75% vs 4.39%). In addition, the balance owed on the homeowners' special assessment loans totals \$402,798, but the balance on the commercial loan for the Association is \$280,682. Michael moved to **not** change the loan rate on the homeowners' special assessment loans. David seconded the motion. It passed 5-0 with one board member recusing.
4. Old Business
 - a. **Ongoing water loss – updates:** The '03 stack is near completion. The insurance company for unit 203 has approved a portion of the loss but it does not include the door for unit 103. Amra will follow up with the insurance company and update the Board. The insurance company will not pay the claim until all work invoices are presented. Unit 204 repairs were approved but the DocuSign authorization needs to be updated for the approved estimate.
 - b. **Jetting/drain cleaning- Moisture reading:** Tabled due to Lisa not being at the meeting.
 - c. **Landscape design:** Tabled due to Lisa not being at the meeting.
 - d. **Window screens replacement:** Tabled due to Lisa not being at the meeting.
 - e. **Courtyard mats replacement:** Tabled due to Lisa not being at the meeting.
 - f. **Building Link:** The Board discussed at length, Suzanne suggested that any such system should be implemented at the beginning of 2024 so the budget can reflect this additional cost and to provide time to coordinate the change. The Board felt they needed additional options before making any decision. Jordan will investigate other options and try to get representatives available from the companies for a special Board meeting.
 - g. **Intercom System:** Tabled. Jordan moved that we install a lock on the back door that matches the stairwell key to allow for key entry in case the entry system fails again. Suzanne seconded. It passed 6-0.
 - h. **Stairwell Door handles and Cleaning:** The Board discussed alternative options for locking the doors that would be better in case of a fire. One option being locks that are automatically released if the fire alarm is activated. Jordan Moved and David seconded to contact Fire Safety Pros to see if they have suggestions. It passed 6-0. Suzanne will contact Fire Safety Pros.
 - i. **Commercial Unit Lock and Safety:** Tabled due to Lisa not being at the meeting.
 - j. **Summer Graffiti and Trash Plan:** Tabled due to Lisa not being at the meeting.

