

## **Ambassador I Condominium**

505 East Denny Way Seattle, WA 98122

Minutes

March 17, 2015 7:00 PM

Regular Board of Directors Meeting

**Board Members Present:** Robin Cole, Steve Wilson, Ty Booth, Tim Trohimovich, Brian Shineman, David Morse

**Homeowners Present:** Suzanne Heidema

**Building Manager:** Lisa Lightner

**Approval of Agenda:** Approved with additions.

**Approval of February Minutes:** Approved with typing error corrected.

### **Homeowner/Tenant Issues:**

- a. Lisa will get additional garage keys. With the front entrance repair, tenants are going to need a key to use the gate.
- b. New website manager is Hess Hodge.

### **Building Manager Report (Lisa):**

- The oldest top loading washing machine is dying. Discussion of whether or not to replace the machine and costs to replace it. Figure could run to around \$1800. Funds had been set aside for a machine replacement schedule.
- Enzymatic cleaners for plumbing have not been distributed. To be done after jetting of the 08 drains.
- Discussion of area codes and use of the front door entry system. It may be possible to expand our ability to use cell phones for little cost.
- The office has a new (refurbished) computer.
- Tagging is down.
- Idea proposed to have a gathering place for old electronics.

### **Financial Report (Suzanne):**

- Revenue in line with budget.
- Fees income has been higher with move-ins, etc.
- Maintenance expenses have been higher with the water issues.
- The equity of the association's studio unit increased about \$4000.

### **Old Business:**

- a. Front porch tile update
  - Repair starts on Monday 23 March

- Flier to be sent to all homeowners/tenants
- b. Bids for jetting lines for 08 stack plumbing
  - Approve the lower of the two bids to jet the lines.
- c. Building loan update (Steve)
  - Discussion of need for obtaining a second bid for financing window replacement.
- d. Update on lighting bids (Suzanne)
  - Board is trying to get the lighting bid broken down into portions.
  - multiple types of fixtures available
  - discussion of CFLs vs LEDs. Incandescent effect preferred. Perhaps best to wait for LED technology?

### **New Business:**

- a. Amending declarations
  - There has been no change in the governing documents since 1991.
  - Robin has concerns that some of the changes voted on in prior years have not been recorded. There were voting changes and insurance clauses.
  - There are concerns the governing documents no longer reflect state law or industry standards.
  - The Ambassador I is a "New Act" condominium.
  - 67% of homeowners' approval needed for amendments.
  - A list for correction of issues and a draft would be reviewed by the board. Board will send list of issues.
  - Notes in by 31 March.
  - Discussion of obtaining bids from 2 attorneys to cost the bid for an update. Similar reviews have run in the \$2500 - \$4000 range.
  - Board approved sum up to \$4000.
- b. Online voting proposal
  - There may be a conflict with WA state law in permitting online voting for homeowners. Board to check on status.
- c. Roof inspection update
  - The roof was inspected and was in good condition & cleaner than average. The coating can be refreshed when needed.
- d. Update on architecture bids
  - Some on board felt that Brandon has knowledge of the building and would be the logical choice.
  - It was felt that photographs of wall interiors & previous repairs be sent to other bidders. Suzanne will search for photos in the invoicing.
  - Robin has skills to review the bidding and would expect no pay. The association would need an architect and project manager.

**Adjourn:** Meeting adjourned 8:35 PM