

Ambassador I Condominium
505 East Denny Way Seattle, WA 98122

March 15, 2016
Minutes

Ambassador I Regular Board Meeting

Board Members Present: Tim Trohimovich, Robin Cole, Steve Wilson, Nick Hart, Bill Bielby, David Morse, Brian Shineman

Building Manager: Lisa Lightner

Homeowners Present: Suzanne Heidema

Approval of Agenda: Approved

Approval of February Minutes & Annual Meeting Minutes for 2016:

Postponed until next month.

Homeowner/Tenant Issues:

- a. Water heater installations: Installations are continuing. Some water heaters are wider than in the past ~ there have been some difficulties with space in the closets. Discussion of strapping the water heaters per code. Some closets are so tight that water heaters would be difficult to move - complicated! Discussion of 6 year warranties and 10 year warranties for water heaters. There was confusion over type of warranty for one homeowner. Suzanne motioned to offer interest-free payment terms to owner for two years or we will cover our mistake. Motion passed. Rules specify that hot water tank warranties to Warranties provide a method to have water heaters replaced. Questions about water heater damage and insurance coverage. The '02 units have very tight spaces for the appliances & hot water heater. Discussion of access to shut off valves when appliances are so tight. Motion to have shut off valves accessible as per code. Seconded. Motion passes. (Perhaps two or three units not in compliance). Notes about what to do next time.

Old Business:

- a. East stairwell valve bids (Steve) - next month!
- b. Rear entry and storage hallway flooring (Lisa) - Unable to get the bid
- c. Unit inspections update (Lisa)- There are only a few left to inspect. Hot water tank project permitted access. Manager now knows the key/lock information for the units.
- d. Water heater installation update (Lisa). Done.
- e. Reserve study in process. Delayed but information delivered to architect. There was nothing in the reserve study for updating the association's rental unit. Rental unit updates need to be added to the study. Hope to have by April (possibly) or May.

- f. Lighting project update - Seattle City Light will get back to us. Inspector will determine discount. Awaiting feedback. When we get the incentive, samples will be hung and people will vote.
- g. Window repairs: Water intrusion in units 202 and 102. Now looking at 302... To be kept on agenda. Association has paid \$4800 so far. The association is trying to determine if additional units are affected.

New Business: Discussion of the review of the contract. Add to next month's agenda..

Building Manager Report (Lisa): Walk-throughs with new residents. Points out issues: mode in car, trash & waste, remodeling rules. Board meetings. See what kind of keys and types of fobs for each unit. If locks changed asked if we could have one on file. Lisa to show where the shut off valves are in the unit. Care of sprinklers. Discuss the security issues of the garage and to let garage doors close before driving down to parking space.

Financial Report (Suzanne): Two homeowners have pre-paid their monthly dues . \$11193. Money in reserves. Receivables are due to the water heaters. Suzanne will tease out the costs. One group has been billed. Others to follow. Only \$25 in late fees.

Mortgage balance on the association's rental unit is about \$59K. Equity good.

Budget in-line with revenue. Expenses are slightly over budget... costs of annual meeting. (Legal expense?) \$1200 for legal expenses. Not likely to run low on cash.

Most everything is under budget. #304 rental had some expenses. There was one delinquent bill.

Garage clickers for the alley garage entrance were at cost. Painting supplies were an expense. Ordering remotes is costly. We need to charge residents the actual cost. The upgrade to the new remotes is done. Financial Report approved.

Steve sent out an email for the consent forms. Hope to get responses.

Next meeting will be 20 April 2016 at 7:00 PM

Adjourn: 7.45 PM