

AMBASSADOR I CONDOMINIUM

505 E Denny Way Seattle, WA 98122

Ambassador I Regular Board Meeting – August 15, 2017

Convened at 7:00pm

Attending:

Nick Hart, President

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

Lisa Lightner, Building Manager

Suzanne Heidema, Accountant

Ryan Dewey, Homeowner

Dona Cutsogeorge, Homeowner

1. Approval of Agenda – Motion by Robin, second by Steve, passed 7-0

2. Approval of July minutes – Motion to ratify email vote Robin, second by Steve, passed 6-0 (Ty abstained)

3. Homeowner/Tenant issues

a. Report of homeless in front of commercial unit (Suzanne) – Not sure what we can do, since unit is vacant. Motion sensor light or camera would probably not be effective. There hasn't been a homeless person seen there in the past few nights.

4. Old Business

a. Window replacement update (Steve, Suzanne)—Ty has volunteered to allow his unit for test window replacement, which involves taking off trim and taking measurements. Also, no asbestos has been found when testing windows on commercial unit.

b. Loan update (Suzanne) – Discussion of David Silver's concerns with documents from 1st Security Bank (emails with documents and David Silver's opinion and proposed edits had been sent to board).

c. Numeric key pad for exercise room and service of all locks in south stairwell (Suzanne) – Keypad has been installed on the exercise room door, and it works. Resident's keys also work in that lock. Lisa will contact UPS and delivery services to be sure they have code for door. Also, Lisa has lubricated the lock on the storage room and south stairwell doors, and they are working.

d. 404 shutoff valves (Lisa) – Lisa has communicated with Gary, needs to get key from owner.

5. New Business

a. Approval of amended Exhibit D (Suzanne) – Motion to ratify email vote by Steve, second by Robin, motion passed 7-0.

b. Approval of Barker Martin invoice for special assessment project (Suzanne) – Motion to ratify email vote by Steve, second by Robin, motion passed 7-0.

c. Approval of storage room closer repair (Suzanne) – Motion to approve repair by Steve, second by Brian, passed 7-0.

d. Business Improvement Area update (Steve) – Discussion of BIAs, concerned about possibly paying for services we may not get, likelihood that BIA will focus more on Broadway and less on organizations like ours.

e. Special assessment meeting preparation (Suzanne) – Set up early, snacks. Have tipped off attorney about questions/concerns homeowners are already starting to ask. Will stick to agenda.

f. Proxy document discussion (Suzanne) – Only one homeowner has asked for one as of tonight.

6. Building Manager Report (Lisa) – Homeless issue seems to be getting worse all over Capitol Hill, but is quiet here at the moment. It was also suggested that we add information about the history of the building onto our website. If information gets to Nick, he'll put it on website. We could possibly add a historical picture of the building in the lobby as well.

7. Financial Report (Suzanne) – Everyone's payments are current. General repairs are slightly over budget, as well as landscaping. Erik is doing a lot of maintenance lately, and has put together a touch-up kit. Water is over budget since there is an extra month (December), and rate has increased 12% (we had budgeted for 5%). Also, summer rates are higher than winter rates. Erik had power-washed for 3 days, which used a lot of water.

8. Tabled Business

a. Rules Committee - short term rentals (Tim) – Tabled

9. Set next meeting date – Tuesday, September 26th, 7pm

10. Adjourn 7:52p Motion to adjourn by Steve, second by Bill, passed 7-0.