

AMBASSADOR | CONDOMINIUM
505 East Denny Way Seattle, WA 98122

Attending:

Tim Trohimovich, President
David Murphy, Vice President
Suzanne Heidema, Treasurer
Gaby de Jongh, Secretary

Dann Moomaw, Member-at-Large
Imran Karim, Member-at-Large
Lisa Lightner, Building Manager
Amra Fikic, Agyndyte

April 26, 2022
6:30pm

Ambassador | Regular Board Meeting

1. Call to Order
2. Homeowner and Tenant Forum
 - a. David had a question about window air conditioning units, what are the rules? Suzanne discussed the rule that window units protruding outside of the window are prohibited, in unit air conditioners that have a hose to vent out the window are allowed.
3. Meeting Minutes
 - a. Approval of March 22, 2022, minutes. Suzanne moved to approve the minutes as submitted, Tim seconded. Approved 6-0.
4. Financial Report
 - a. March 31, 2022, Financial Review – total Operating Cash \$29,397.35 and total Reserve Cash \$538,165.32.
5. Old Business
 - a. Security updates. Security committee meeting did take place, Dona took notes and came up with tasks. The committee will schedule another meeting to follow up on progress of projects. The building is experiencing less issues since the gym door is closed and locked. Lisa will update signage about safety reminders for the building. Lisa is also getting bids for iron work for the front door. Next security committee meeting will take place tentatively on Thursday, May 19th, 2022.
 - b. Sprinkler Deficiencies. Will get a bids for sprinkler head replacement in required units when Fire Safety Pros returns to complete fire alarm horn replacement. Sprinkler head replacement costs will be billed back to homeowners.

6. New Business

- a. Insurance Renewal – Suzanne recommends we raise earthquake insurance and fire coverage, to \$1M. Total insurance cost will be about \$11K more than budgeted. David moved to approve additional \$1M coverage for renewal of insurance, including earthquake insurance, and increase business income to \$335,000. Approved 6-0.
- b. Fire Alarm Deficiency Repairs - Fire Pros needs to return to complete horn replacement, need access to the commercial unit.
- c. Window Cleaning – Bid for \$2,265.00 from Paneless, Amra will schedule window cleaning. Suzanne moved to approve bid, Tim seconded. Approved 6-0.
- d. Board Meetings Schedule Review – Reviewing schedule for 10 meetings per year, which months will be skipped? August and December will not have Board meetings.
- e. Software Update – Agenbyte is updating their management software system, there should not be any disruptions to bill-pay or auto-withdrawal for homeowners.

7. Building Manager Report

- a. Looking into options for including WiFi access to residents' who access the gym and gym equipment.
- b. Working with Maki on landscaping, interested in a community event surrounding the choosing of courtyard furniture. Working on getting a few bids with different price points.
- c. New owner in 201, resident is moving in this week.
- d. Will pick up on painting projects including the gym.

8. Next Meeting Date: May 24, 2022.

9. Adjourn. David moved to adjourn; Dann seconded. Approved 6-0. Adjourned 7:17pm.