

Ambassador I Condominium

505 East Denny Way Seattle, WA 98122

21 April 2015 7:00 PM

Ambassador I Regular Board Meeting

Minutes

Board Members Present: Tim Trohimovich, Robin Cole, Brian Shineman, Steve Wilson, Ty Booth.

Homeowners Present: Suzanne Heidema, Bill Bielby (408)

Building Manager: Lisa Lightner

Approval of Agenda: Approved.

Approval of March Minutes: Minutes approved with correction.

Homeowner/Tenant Issues:

- a. Bike room - bike stolen. #601's bike was stolen. Was door pulled tightly? Bike had not been locked in room. Door had not appear to have been pried open. To be discussed under new business.

Building Manager Report (Lisa):

There will be new garage door openers for the upper garage available in the beginning of May. The new garage openers feature the ability to deprogram lost/stolen devices. This will eliminate the need to update and reprogram codes every time there is a security concern.

The washing machine was installed. Several adjustments needed to be made at no extra cost.

Elevator report: We will be obtaining bids for a new company in either September or October. The board has not been happy with the work (not) done by current company.

Gary is going to work on the irrigation system and will take random stuff to the dump from the storage rooms.

There has been much less graffiti on the building the past few months.

Financial Report (Suzanne):

Receivables all caught up. Income in line with budget

Expenses are under budget since scheduled cleaning has not been done.

Windows are to be cleaned in either May or June. Awning will also be cleaned.

Old Business:

- a. East stairwell repairs - Board field trip (End of meeting)
- b. Front porch tile completed. The workman was very skilled. People seem to be pleased with the work. Mackie Suzuki wanted a very conservative curing period. Tile and installation was approximately \$7,000 including the carpeted section.
- c. Jetting lines for the 08 stack plumbing completed: The pipes were cleaned. Appears to be a garbage disposal issue. Enzyme work to be done in a few months. Suggested that drainage pipes be jetted every 5 years. The plumber we utilized had low rates.
- d. Drain pipe scope report by Action Jackson: things seem to be clear now. No blockage noted. Garbage disposals seem to be the issue.
- e. Building loan update - Foundation Bank (Bellevue). Suzanne spoke with a representative and he was to send information. Awaiting rates.
- f. Update on lighting bids: Suggested we focus on lights in laundry room, stairwells and storage rooms. One bid was quite large for all the lights. Perhaps just focus on the "wrap" lights - the long bulb ballasts are failing. The ones in the stairwell too. We could wait on the canisters. There are LED tubes and ones with a better ballast. We are going to get some more bids. T-38 fluorescent lighting cost versus LED cost. Hope to have estimates for the next meeting. Steve has concerns about the canisters since they've been "baking" for 20 years. Get a separate bid for the cans. Retrofit possible. Sometimes new canisters are cheaper. We're getting bids.
- g. Amending declarations and online voting: Steve will contact our attorney regarding legal issues.
- h. Pending window project matters: We have bids from three architects. One of the bids was not comparable so we are asking for a redo. We need an architect with condo insurance.

New Business:

- a. Re-key bike room with storage lock and latch guard which locks automatically ~ \$375. TT moved to have bike room re-keyed, RC seconded = motion passed. The new lock will be like the storage lock. Heavy door with a closer. The prior key was not secure. New tracking system will help us keep track of bikes.
- b. Insurance renewal: Package sent to board members. The increase was 3%. We are awaiting confirmation of insurance on the association's rental unit #304. Earthquake insurance included. TT moved to renew the coverage if unit covered. Robin seconded. Motion passed.

Next month's board meeting to be a week earlier on the 12th of May.

Board inspected work done in the East Stairwell.

Adjourn: Adjourned at 7:38 PM.