

AMBASSADOR I CONDOMINIUM

505 EAST DENNY WAY SEATTLE, WA 98122

Attending:

Suzanne Heidema, Accountant
Dona Cutsogeorge, Secretary
David Murphy, Member-at-large
Lisa Lightner, Building Manager

Tim Trohimovich, President
Imran Karim, Member-at-large
Amra Fikic, Agybyte LLC
Jordan Ade, Member-at-large
Michael Glaso, VP

Ambassador I Regular HOA Board Meeting January 24, 2023 7:30 pm

1. Call to Order

Tim called the meeting to order at 7:30.

2. Nomination of officers

Tim was nominated for another one-year term as president, Suzanne seconded. It passed 7-0.

Michael was nominated for VP, Tim seconded. It passed 7-0.

Suzanne was nominated for treasurer, David seconded. It passed 7-0.

Dona was nominated for secretary, David seconded. It passed 7-0.

3. Homeowner/Tenant issues

Potentially proactively installing astragals on all external-facing doors, most of which are owned by Ambassador II: Suzanne and Lisa are in contact with their HOA and will raise this issue.

Parking fees: Since Jack Taylor left Property Concepts, our annual parking garage assessments have not been calculated or billed. We are in year 3 of waiting. Ambassador II requested that we do the billing for them. We declined to do so. Agybyte sent Ambassador II a current homeowner/tenant contact list so they can do the billing, but it hasn't happened yet.

Graffiti on sidewalk: Lisa will request that Graffiti Busters incorporate cleaning the sidewalk and rocks facing Summit Avenue into their monthly graffiti removal.

4. Approval of October Board Meeting Minutes

Dona will redistribute for review and approval. There were no meetings in November or December 2022.

5. Financial Report

Suzanne is working on it; currently we don't have all the information necessary.

6. Old Business

- a. Water leak update: There have been 3 water leaks in the last couple of months. The causes are: one due to a toilet seal leak, one to a hot water heater line failure, and one to a building plumbing issue (stack kitchen line failure.) Mitigation is almost complete (PCAM has restored

almost everything), all estimates are on file. We discussed the pros and cons of making building insurance claims. Also discussed was the potential of proactive inspections of plumbing in all units. Michael moved that we file a claim with the insurance company for the building fix, David seconded. It passed 6-1, with one member abstaining.

7. New Business

- a. Terminix services: During large neighborhood demolitions, rats can become a problem. We have had no sign of rodents so we're discontinuing this service. Suzanne moved to discontinue Terminix, David seconded. It passed 7-0.
- b. Eddy's painting bid: to paint the gym, lobby and first floor we've obtained a bid from Eddy's Painting, which comes highly recommended. Jordan moved to accept Eddy's bid, Dona seconded. It passed 7-0.

9. Next Meeting Dates: February 28, 2023.

10. Adjourn. Dona moved to adjourn at 8:31, Suzanne seconded. It passed 7-0. Meeting adjourned at 8:31.