

Ambassador I Condominium

505 EAST DENNY WAY SEATTLE, WA 98122

Ambassador I Regular HOA Board Meeting June 16, 2020 7:00 pm

Attending:

Suzanne Heidema, Accountant
Dona Cutsogeorge, Secretary*
Ty Booth, Vice President*
Gaby deJongh, Treasurer*

Tim Trohimovich, President*
Dann Moomaw, Member at Large*
Lisa Lightner, Building Manager

Tim called the meeting to order at 7:37 p.m after a presentation by 3Stripe Property Management.

Approval of Agenda

Gaby moved to approve the agenda. Ty seconded. Approved 5-0.

December 2019 and May 2020 minutes

Dona moved to approve the December 2019 and May 2020 minutes, with the changes that Suzanne proposed. Ty seconded. Approved 5-0.

Homeowner/Tenant issues

- 1) Bicycle thefts and security upgrades: There's been a rash of bike thefts from our bike room, approximately half of the bikes that were stored have had their locks cut and were stolen. The security weakness is the way the door locks. We need to rekey the room. Lisa will inventory the bikes that are left. Possibly will get a security camera for this area, will discuss further. We also need a better security system so that reviewing the footage isn't as laborious. Suzanne will communicate with homeowners about the need to get police reports for homeowners' insurance claims, and she will also contact the police department to file a building report. Ty moved to add My Door View, the Amazon Key for Business, the Door King IP communications (to replace existing phone), upgrading the DVR, upgrading existing cameras, and adding a camera on the bike room, inquire with Watson about price of adding additional cameras. Gaby seconded. Approved 5-0.
- 2) Suzanne met with 606 to discuss a vibration in his unit that the homeowner thought was coming from the unit below. Suzanne couldn't detect anything while in there, but contacted the homeowner of 506. There may need to be further meetings to determine the source of the problem.

Old Business

- 1) Manufacturer rep to meet Lisa regarding broken tabs on screens before ordering additional screens: The manufacturer doesn't sell these particular screens anymore, but that's ok because they're not very durable anyway. There's also a problem with one of the screen windows and/or the frame on the commercial unit on the Denny Way side. Suzanne will investigate a screen warranty with WES.
- 2) Landscaping update: No permit needed, per Makie. Suzanne will follow up. Makie's Plans to Larry Arndt. They are scheduling into August. Will probably be fall for plantings.

- 3) Gym update: Still need to meet with consultant and plan upgrades. Suzanne will get contact info to Gaby, who's now heading this effort.
- 4) Fire Safety Pros trouble shooting fire alarm issues in 01, 02 and 04 units: To be scheduled in June or July when access to units is allowed.

New Business

- 1) Discuss 3 options for entry system update that bypass the need for Lisa (or any human 'gatekeeper') to let them into the building. 1) Amazon Key for Business is their home delivery option and one we'd like to consider. Free of charge. 2) My Door View by Door King, which allows homeowners to see who's at the door. Costs @\$100/monthly. 3) IP Communications by Door King. \$800 one-time charge, and \$24/monthly.
- 2) Front door handle is currently broken. Gary is looking around for a replacement.

Building Manager Report (Lisa): Things are holding steady, despite pandemic. We'll keep the cleaning company for every other week, Lisa will do vacuuming for the other weeks.

Financial Report (Suzanne)

- 1) Current financials: pretty good. Collections are good, everyone's current.
- 2) CD rates less than 1%; money market at FSBWA is .83%. Money market at Homestreet was at 0.42% for May

Committee Reports

Next board meeting date: Tues 07/21/2020

Adjourn

Ty moved to adjourn the meeting at 8:19. Gaby seconded. Meeting adjourned at 8:19.