

Ambassador I Regular Board Meeting Minutes June 27, 2017

Convened at 7:02pm

Attending:

Nick Hart, President	Robin Cole, Member at Large
Steve Wilson, Vice President	Ty Booth, Member at Large
Brian Shineman, Treasurer	Kirk Taylor, Resident
Bill Bielby, Secretary	Dave Williams, Homeowner
Suzanne Heidema, Accountant	Michael Glasgo, Homeowner
Lisa Lightner, Building Manager	

1. Approval of Agenda -- Steve moved, Bill seconded, passed 6-0
2. Approval of May minutes – Steve moved, Robin seconded, passed 6-0
3. Approval of special meeting minutes Steve moved, Robin seconded, passed 6-0
4. Homeowner/Tenant issues
 - a. Ty asked that painting be kept up -- hallways and some common areas getting scuffed up. Lisa will have Eric touch up spots, also suggested that it be kept in the maintenance log.
5. Old Business
 - a. Window replacement update (Steve)

The contractor will be replacing some windows in the commercial unit to determine the process for the rest of the windows in the building. Also, owner of commercial unit wants to investigate converting the unit into two residential units.
 - b. Sign the Term Sheet for 1st Security

Nick and Bill signed form. Suzanne explained to owner the steps that have been taken so far regarding selecting bank for loan and bids for doing the work. Will have meeting, hopefully in mid- July, for owners to ask questions. Will send package explaining details to all owners before the meeting. Still working up cost per unit. Will give all information to attorney, who will structure the correct wording. David Williams had asked if we had an estimate of costs, which lead to discussion of the actual job – need scaffolding for tuck pointing in front, scaffolding possibly not necessary in back (would use platform/pulley method instead).
 - c. Rules committee - short term rentals (Tim)

Tabled (Tim not present)
 - d. Package bins (Suzanne)

Tabled
 - e. Numeric key pad for exercise room and service of locks in south stairwell (Suzanne)

Budget Key was supposed to be here today, but they hadn't ordered the unit. They will be getting it done soon.
6. New Business
7. Building Manager Report (Lisa)

- a. Elevator failure – a part failed that was difficult to find, and it took several days to locate. Elevator was down for about 9 days. Overall it's a good elevator, a Dover, and this is the longest time it has been down in memory of anyone at the meeting.
 - b. There was another intrusion into the building. A resident texted Lisa, and police were contacted. Video showed intruder in stairwell and then leaving the building. Police questioned him, but didn't arrest him. Video didn't show how he entered the building, and he didn't appear to have taken anything.
8. Financial Report (Suzanne)
- Will be sending email or letters to owners asking them to be on ACH or set up direct payment, since that is more reliable than collecting checks. Everyone has been up to date this month. Interest rate on HOA-owned unit 304 has gone up, so payments will go up. Currently collecting \$1250/mo including parking space (1100 + 150). Noted that we haven't had a lot of movement on units (seems to be less than other surrounding buildings). We're currently slightly underbudget, partly because we're not going to be cleaning windows, etc, prior to construction start.
9. Set next meeting date – July 25th (Tuesday) 7pm in office

Steve motioned to adjourn, Robin seconded, passed 6-0.

Recorded by Bill Bielby