

AMBASSADOR | CONDOMINIUM
505 East Denny Way Seattle, WA 98122

Attending:

Tim Trohimovich, President
Suzanne Heidema, Treasurer
Lisa Lightner, Building Manager
Ty Booth, Member-at-Large
Melissa Schneider, Agyabyte
Makie Suzuki, homeowner

David Murphy, Vice President
Gaby de Jongh, Secretary
Amra Fikic, Agyabyte
Dann Moomaw, Member-at-Large
Cooper, homeowner
Imran Karim, Member-at-Large

August 24, 2021
6:30pm

Ambassador | Regular Board Meeting

1. Call to Order. Ty moved to approve the agenda, Suzanne seconded. Approved 7-0. Suzanne moved to amend the agenda to add reserve transfers and commercial loan payment to 'New Business.' Approved 7-0.
2. Homeowner and Tenant Forum
 - a. Makie wanted to include the possibility of having a Board member participate during the mediation sessions.
 - b. David wanted to make sure the late charge for the move in/move out fee has been removed from his account. Melissa confirmed this has been removed.
 - c. Cooper is planning on upgrading his unit and wanted to know who would be best to contact with questions about what he can do himself and what needs to be done by a contractor with Board approval and help with questions about the process. Lisa volunteered to help filed questions and be a resource.
3. Meeting Minutes
 - a. Approval of July 27, 2021, minutes. David moved to approve the minutes, Ty seconded. Approved 7-0.
4. Old Business
 - a. Gym update – Suzanne moved to increase the Precor request \$400 to accommodate the cost increase, Dan seconded. Approved 7-0. Suzanne will sign for the order. Amra spoke with Best Buy flooring and they will send a bid and gym flooring options within the next few days. Amra will continue to reach out to vendors for flooring and mirrors. Lisa brought up getting the gym painted before the remodel, if Board members have suggestions for vendors for painting they should go to Lisa. Lisa will email the Board for approval to paint and take down mirrors.

- b. Mediation with various units – Discussion of a Board member participating in mediation sessions. The association does not see an advantage to including a Board member in mediation sessions and could cause a conflict of interest.
 - c. Fence Repair – Lisa is working with Ambassador II and waiting on next steps from their Board. Lisa will check in with Jay before the next Board meeting on progress.
 - d. Landscape improvements – Suzanne asked about a warranty on plants, Lisa will check with landscaper about replacements.
5. New Business
- a. 2022 Reserve Study Engagement – current study goes through May 2022. Reserve study is not necessary at this time.
 - b. Maintenance Calendar – Amra is hoping to work with Lisa and Suzanne on an annual Maintenance Calendar to keep up to date with tasks.
 - c. Reserve transfers – Suzanne made a motion to transfer \$25,873.96 from reserves at Home Street to operating account at CIT to reimburse account for landscaping, fire panel, and water damage, Ty seconded. Approved 7-0.
 - d. Paying down commercial loan – Suzanne made a motion to transfer \$50,000 of 1st Security Bank money market and \$30,000 special assessment checking funds to paydown the principal on the commercial loan instead of investing \$80,000 in a 52-week CDAR at 0.40%, David seconded. Imran brought up the possibility of refinancing the loan at a better rate and a shorter term. Suzanne will talk to the bank. Approved 7-0.
6. Building Manager Report
- a. Commercial unit remodel knocked out first floor internet, one unit is still affected. Comcast is aware this has happened before and will come out in a couple of weeks and correct and label internet wiring. Lisa will ask if the wiring can be concealed in the wall.
 - b. Will request bid from Fire Safety Pros for moving the wires out of the commercial unit to the common area.
 - c. Fire Safety Pros will come back on Sept. 3 to complete testing with a few units.
7. Financial Report
- a. July 31, 2021, Financial Review – Suzanne emailed Amra with questions and will follow up with Melissa.
8. Committee Reports - none.
9. Next Meeting Dates: 09/28/2021, 10/26/2021, 11/23/2021 at 6:30pm.
10. Adjourn. Ty moved to adjourn, David seconded. Approved 7-0. Adjourned 8:02pm.