

**Attendees:**

Board members: Jim Arthur, Steven Sawada, Tim Trohimovich, Robin Cole & Rob Green  
Homeowners: Suzanne Heidema, Financial Manager, and Steve Wilson

Robin called the meeting to order at 7:14

- Approval of Agenda: Tim moved; Rob seconded; motion passed.
- Approval of February Minutes: Tim moved to approve with the deletion of his name under homeowner issue Ambassador Facebook page; Steven seconded. Motion passed.
- Approval of May minutes: Steve moved approval; Tim seconded. Motion passed.
- Approval of June 18th meeting Minutes: Tim moved approval and Rob seconded. Motion passed.
- Homeowners Issues
  - Cable to Unit 106 has been damaged outside the unit, and the owner has requested it be repaired. Ron will contact the contractor who re-cabled the building for the dish, and have him pull a new cable for 106. Jim will help coordinate.
  - Unit 108 has proposed a payment schedule to get current on past due dues. Tim moved and Jim seconded approval subject to the conditions below. Motion passed.
    - \$85/week will be paid automatically beginning August 3, 2012
    - The entire amount will be applied to past dues, but as long as the unit owner continues to pay weekly, late charges will not be charged on monthly dues after the weekly payments begin.
    - Interest will be charged on the past due balance at 1% per month.
- Committee Reports:
  - Webpage: Rob has the webpage up. Ambassadorcondo.org. We confirmed that the website is working although there is a minimal amount of information posted to date. Rob described the other items he intends to post, such as the declarations, rules, agendas and minutes.
  - Building Manager report: Steve reported that Ron Moodey has been hired to be the new building manager. Ron will work 2-3 days a week, spreading the hours over Monday, Tuesday and Thursdays. He has the manager phone.
  - Financial: Suzanne provided a hard copy financial report, and orally summarized the report
    - At the end of May, Reserves are \$188,866.49.
    - General repairs is over budget because we replaced two washers instead of the planned one.
    - The audit line item will be exceeded when we finish the 2012 audit, because the 2011 audit was not invoiced until 2012.
    - Tim moved approval of the finance report; Rob seconded. Motion passed.
- Old Business
  - Bicycle Room Management: Tim moved and Steve seconded that Ron compare the bicycles in the bicycle room with the list Suzanne compiled from homeowners' replies to the bicycle questionnaire. Ron will take photos of any bikes not on the list, and we will distribute the photos to homeowners and current residents with a statement that if those bicycles are not claimed within a certain time frame, to be established, the bicycles will be donated. Motion carried.
  - Big Blue Book Clean Up: Jim was reminded to make an appointment with Sue at Leschi Property Management LLC to assist with Sue's cleaning up the Blue Book which we use for O & M in all of our systems.
  - Small Claims' Court: Jim has been unable to locate an address for the prior owner of unit 603 in order to provide service. He will contact a process server and provide an address where another homeowner reported seeing the former 603 owner.
  - New washer funding: Suzanne asked if we should switch the funding for the second washer to the

reserve fund, or keep it in the operating fund. Jim moved that we use reserve funds and Tim seconded. Motion failed. Tim suggested that we leave the washer in the operating budget where it is now, and only transfer to the reserve if we run out of operating funds before year end. Motion carried .

- Sprinkler repair: Sublimescapes repaired the sprinkler problem.

- New Business

- FORCE: Annie will put up a sign asking for a volunteer to be our FORCE representative.
- Umpqua Bank: Suzanne told the Board that another association she worked with is earning a higher interest rate on their reserve account, and asked if we wanted to put some of our reserve funds in an account there. Tim moved to open an account with \$98,000 of the reserve account. Rob seconded. The motion carried.
- Audit: The Board discussed whether to re-engage Vandal auditor for the 2012 audit. Rob moved and Tim seconded. Motion carried.
- Robin suggested that Board meetings start at 7:30pm instead of 7:00pm, due to Rob's work schedule. Tim moved we change the meeting time to 7:30 pm and Steve seconded it.

- Adjourn: Rob moved to adjourn. Tim seconded. Motion carried.

The meeting was adjourned at 8:45 PM.