

AMBASSADOR I CONDOMINIUM
505 East Denny Way Seattle, WA 98122

Attending:

Tim Trohimovich, President
David Murphy, Vice President
Suzanne Heidema, Treasurer
Gaby de Jongh, Secretary
Dann Moomaw, Member-at-Large
Ty Booth, Member-at-Large

Imran Karim, Member-at-Large
Lisa Lightner, Building Manager
Amra Fikic, Agynbyte
Rob OG, Homeowner
Makie Suzuki, Homeowner

October 26, 2021
6:30pm

Ambassador I Regular Board Meeting

1. Call to Order. Ty moved to approve the agenda, David seconded. Approved 7-0.
2. Homeowner and Tenant Forum
 - a. Garage Safety. Homeowner had their car windows smashed in. Concerns about people using the gate instead of the door to enter/exit, leaving it open and exposed. Lisa will contact Board President of Ambassador II about safety concerns and educational message. Imran has been overpaying for his deeded parking spot and needs to be reimbursed by Ambassador II and is seeking guidance on how to proceed, Suzanne will work with Imran to resolve this.
 - b. Ty requested information about term limits for the Board, will revisit at next Board meeting.
 - c. Makie reported she and Imran are working on their communication and do not need mediation at this time. Requested an update on landscaping and will work with Lisa on possible replacements for plants that perished due to the heat wave.
 - d. Imran gave an update on mediation, he and Emily met earlier this month.
3. Meeting Minutes
 - a. Approval of September 28, 2021, minutes. Ty moved to approve the minutes as written, David seconded. Approved 7-0.
4. Financial Report
 - a. September 30, 2021, Financial Review – total Operating Cash \$20,809.45 and total Reserve Cash \$494,058.88.
5. Old Business
 - a. Gym update. Floor was installed on Tuesday 10/26; equipment will be installed on November 23rd. During floor install a circuit was tripped, while resetting breaker Lisa noticed issues and recommends having an electrician take a look at

the electrical panel. Suzanne moved to hire an electrician to come out and look at the panel, Ty seconded. Approved 7-0. Lisa will arrange for the electrician.

- b. Fisher Plumbing Valve Installation Update. Replaced on Monday 10/25.
- c. Mailbox Replacement Update. Lisa received another bid and will compare with the others and present to the Board at the next Board meeting.
- d. Draft Collection Policy. Will revisit at the next Board meeting.
- e. 2022 Draft Budget. Suzanne presented the Board with a recommendation to fund reserve contributions at a minimum baseline of \$90,240. The Association's costs for utilities and maintenance services have increased. The cost of management has increased due to additional charges for getting bids and monitoring contractors. The cost of repairs has increased because the Ambassador I is an older building and contractor costs have significantly increased. The cost of insurance has increased.

The Association needs to maintain good reserves to reduce the chance of another special assessment. The elevator is due for major upgrade and the hallways need to be painted again. Suzanne moved to accept the budget with a 6.52% increase in HOA fees, Approved 6-1.

Imran opposed the 6.52% increase in HOA fees citing the following:

- I. The COVID pandemic continues, putting significant financial pressures on landlords and tenants (some who have been laid off or furloughed);
- II. Inflationary pressures (e.g. 30% average annual increase in utility costs) are putting significant financial pressures on landlords and tenants;
- III. On a compounded basis, the increase would result in an approximate 23% HOA fee increase since only 2019;
- IV. Larger units (~740 square feet) are facing a disproportionate burden of the HOA fee increases (~\$120 monthly increase since 2019);
- V. The HOA controls significant assets that are not listed on the balance sheet – namely the ~\$250,000 capital gain on Unit 304 which is owned by the Association. Only balance sheet assets are used for calculating reserve requirements.

6. New Business

- a. Reclassification of Operating Expenses. Suzanne made a motion to move \$29,811.29 from Reserve account to Operating account to reimburse for replacement of alarm panel, expenses related to plumbing repair, expenses related to landscaping, and professional fees related to Reserve expenses, Tim seconded. Approved 7-0.
- b. Junction Boxes Install. Suzanne moved to approve bid for installation of junction box in commercial unit, David seconded. Approved 7-0.
- c. Fire Safety Monitoring and Inspection Proposal. Suzanne reports the association is signed up for monitoring.
- d. Unit 304 blinds and light fixture replacement. Ty made a motion to approve up to \$500 on replacement blinds and light fixtures in unit 304, David seconded. Approved 7-0. Suzanne and Lisa will work together on this.

- e. Landscape Contract. Lisa thinks we should put this on hold for the moment, she can take on landscaping in the immediate future and work with Makie on replacements for plants that perished due to the heat. Will revisit at the next Board meeting.
7. Building Manager Report
- a. Residents need to be more aware about security, not letting strangers into the building. Rob volunteered to help if strangers enter, Tim suggested hiring security. Rob recommended to always call the Police, the more calls they receive, the more likely they will send someone out.
 - b. Recommends painting for the entire building if the gym is going to get a fresh coat, to save on cost.
8. Next Meeting Dates: December 1, 2021 at 6:30pm, will include Budget Ratification and Regular Board meeting.
9. Adjourn. Suzanne moved to adjourn, Ty seconded. Approved 7-0. Adjourned 8:20pm.