

A M B A S S A D O R I C O N D O M I N I U M

5 0 5 E A S T D E N N Y W A Y

S E A T T L E , W A 9 8 1 2 2

Board Minutes September 20, 2016

Attending:

Steve Wilson – Vice President/Secretary
Bill Bielby – Member at Large
Ty Booth – Member at Large
Lisa Lightner – Building Manager

Brian Shineman – Treasurer
Robin Cole – Member at Large
Tim Trohimovich – Member at Large
Suzanne Heidema – Accountant

August Minutes approved. Motion by Trohimovich, second by Cole, approved 5-0 with Wilson abstaining.

Homeowner Issues:

- Discussion of complaint from a homeowner about Air BnB rentals in the building. This is a prohibited activity, as leases must be a minimum of 30 days duration and copies of any rental agreement must be furnished to the Board. Two owners have previously been warned about this. Problems with this activity include reduced security due to more unfamiliar/unauthorized faces in the building; and more wear and tear on the building due to more folks moving things in and out of the building. Most importantly, this activity could sabotage our loan efforts for our upcoming project. Lenders will not lend to us if we are in a commercial business with transient tenants, since we then fall in the "hotel" category. Our lender has already warned us that from an underwriting perspective, there must be no AirBnB activity or similar vendors. The homeowner who was most recently notified of this infraction has not responded, and there is now another infraction.
- 10 Day Letter: The Board directed Heidema to initiate a 10 day letter to the offending homeowner, demanding a response and imposing a \$100 penalty in the event of no response, or unsatisfactory explanation of these events. Motion by Booth, second by Cole, approved 5-1. Trohimovich votes no.
- Penalty for each infraction: The Board approved a \$100 penalty for each "AirBnB or similar" infraction detected. Motion by Booth, Second by Bielby, approved 5-1. Trohimovich votes no.

Updates:

- Elevator flooring bid being sought from Gary Gilligan.
- Reserve Committee to review new updated Reserve Study on October 16 at 6 PM.
- Robin Cole will discuss window replacement project with the architect.
- Annual Meeting scheduled for January 10, 2017.
- The new lighting project is mostly completed, the vendor still has four (4) lights to install.
- Suzanne will follow up with the alarm monitoring company on an issue.
- Landscaping cost has dramatically escalated, and bids will be solicited for a new contract.

Building Manager Report:

- Unit inspections have been completed, and awaiting update from Gilligan on repairs.
- Water report received on water testing and good news! (We have no lead concerns.)
- Working with Suzanne on obtaining a new elevator maintenance contract.
- Exploring with Ambassador II on possible relocation of the compost/food waste receptacle.

Financial Report presented by Suzanne Heidema:

- Accounts Receivable in good condition, and all monthly dues are current.
- Budget numbers are on target, and we are currently spending approximately \$6,000 less than projected for the year. Motion by Trohimovich to accept report, second by Cole, approved 6-0.

Next Meeting: Tuesday October 18 at 7 PM in the Ambassador Office.

Adjourned at 8:26 PM