

AMBASSADOR I CONDOMINIUM
505 EAST DENNY WAY SEATTLE, WA 98122

Ambassador I Regular Board Meeting -- February 22, 2018 7:00pm

Convened at 7:00pm

Attending:

Nick Hart, President

Steve Wilson, Vice President

Brian Shineman – Treasurer

Bill Bielby, Secretary

Robin Cole, Member at Large

Ty Booth – Member at Large

Tim Trohimovich, Member at Large

Suzanne Heidema, Accountant

Lisa Lightner, Building Manager

1. **Approval of Agenda** – Motion to approve agenda by Tim, second by Robin, approved 7-0.
2. **Approval of Jan minutes** – Motion to approve January minutes (with minor edits) by Nick, second by Robin, passed 6-0 with Ty abstaining.
3. **Homeowner/Tenant issues**
 - a. Unit 204 kitchen remodel application -- Motion to ratify email vote to approve by Robin, second by Brian, passed 7-0.
 - b. Roof fan noise – Robin will talk with Brandon Hamilton (architect).
4. **Exterior Remediation Update (Robin)**
 - a. Project hours -- Still compiling Robin's hours (at least 1-1/2 hours per week on-site, plus communicating with homeowners, etc.). Will pay this the same way as other bills.
 - b. Color for exterior – Darker color had been selected and recommended by architect.
 - c. Trim style – Ram's Crown was selected.
 - d. Change orders -- First change order had been fresh air vents on each casement window, approved in our prior meeting. Second change was using Hardie-board for trim. Third change was abatement of extensive lead paint in one area. A fourth is being recommended by WES – sealing the entire building exterior bricks and mortar. Our architect Brandon is looking for a sealant that isn't glossy. When we get more details, we'll vote over email.
 - e. Suggestion to send residents email explaining experiences from first stack. This will include information that the dust residents may see in their units as work progresses is from mortar, not asbestos.
5. **Old Business**
 - a. Pest control update (Suzanne) -- Terminx said initial repair is complete, and they are doing monthly checks now. No one has complained of pests since we've started the service.
6. **New Business**
 - a. Earthquake Readiness – Regarding letter received from Jon Carter, owner of unit 201, Steve will respond. There is a report with documents that were given to the owner at the time he purchased unit that show that building was retrofitted in 1993. Our architect Brandon has said the only other way to confirm this is invasive and destructive. It would involve tearing apart walls to confirm what the report already says.

- b. Unit 304 remodel (Steve) -- Gary is currently working up a proposal that will involve replacing cabinets and upgrading some hardware and doors. The appliances seem fine.

7. Building Manager report (Lisa) – Small items, including small amount of graffiti in elevator.

8. Financial Report (Suzanne) – Four people had been paying incorrect HOA dues, but are now paid up. Unit 203 has been delinquent in both dues and special assessment for two months now, and has received 2nd late notice – we’re trying to work this out. Regarding current project, we’ll probably have to start using the borrowed funds in April, as we have been using funds from owners who paid the special assessment in full. Motion to approve financial report by Tim, second by Steve, passed 7-0.

9. Committee Reports

- a. Rules Committee - short term rentals (Tim) -- tabled
- b. Historic Committee (Ty) – Only need to get current picture down to swap with historic photo.
- c. Design Committee – We need a board member to chair this.
- d. Web Committee – Some residents showed interest at annual meeting.

10. Choose next board meeting date – Mon 3/26, 7pm

11. Adjourn – Motion by Steve, second by Bill, passed 7-0.

Recorded by Bill Bielby