

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

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Board Minutes November 10, 2016

Attending:

Steve Wilson – Vice President & Secretary
Ty Booth – Member at Large
Bill Bielby – Member at Large
Suzanne Heidema – Accountant

Brian Shineman – Treasurer
Robin Cole – Member at Large
Michael Glasgo - Homeowner

October Minutes Approved. Motion by Booth, second by Cole, Approved 5-0

Homeowner Issues: Remodel Application for Unit #101 Approved. Motion by Cole, Second by Booth, Approved 5-0.

Old Business:

- Lighting Renewal Project – Still awaiting installation of final four fixtures. We have a \$2,000 holdback on final payment, until installed.
- Window Replacement Project - We have an e-mail progress report from the architect. Expects to have a Scope of Work and bid packages out by month end. Architect, Banker, and Association Attorney will be in attendance at the Annual Meeting to informally answer homeowner questions. There will be formal meetings later as the process unfolds, and legal requirements are fulfilled.
- New Landscaping Contract – Suzanne has obtained one bid, and Lisa has met with three other vendors.
- The Board has been in communication with a homeowner involved in AirBnB activity, which is not allowed in the building. Awaiting a reply.
- The Board approved a repair by Fire Safety Systems. Motion by Cole, Second by Bielby, Approved 5-0.
- The lease on the Association Unit (#304) expires November 30, and the tenant will vacate. Intent is to re-rent at \$1300 monthly, and \$100 for parking.

Building Manager Report. No report.

Financial Report. Suzanne Heidema presented the monthly financial report. No serious delinquencies and we are in line with budget. For 2017, she will be urging homeowners to enroll in ACH (monthly electronic payment), to make collections and deposits more efficient for the association. 2017 budget adopted with a 5% dues increase. Motion by Shineman, Second by Booth, Approved 5-0.

Next Meeting: Thursday December 20, 2016 at 7 PM in the Ambassador office.

Adjourned at 7:55 PM.