

Ambassador I Condominium

505 East Denny Way Seattle, WA 98122

Minutes

June 17, 2014

Regular Board of Directors Meeting

Board Members Present: Steve Wilson, Mohammad Makarechian, Jon Carter, David Morse, David Murphy, Ty Booth

Building Manager: Lisa Lightner

Owners & Residents Present: Margo Reich

Approval of the Agenda: Approved.

Approval of the April Minutes: Approved as amended.

Homeowner/Tenant Issues:

People are storing things in front of their vehicles in the parking garage - vehicles are sticking out beyond the parking space making a tight situation even more difficult. Ambassador II rules prohibit this ~ Suzanne will forward tenant complaints to the Ambassador II board.

There has been work with a leaf-blower in the courtyard at 8.30ish on a Saturday morning. Building manager will meet with Jay Heath from the Ambassador II to introduce herself and discuss a solution to the early morning noise issue.

There has been another noise issue in the building with an upstairs tenant. Situation appears to have been resolved.

Committee Reports:

- **Rules:** Committee to discuss rules for revision. Margo Reich is happy with the carpet rule as written.
- **Design:** Discussed the front door & tile situation. More detailed discussion in "Old Business."
- **Grounds:** Jon Carter unhappy with the junk blown into the street by the landscaping company. Complaint was made and situation appears to have improved. The irrigation system needs assessment/repair. There are pressure issues and not all sections are working well. Suzanne will contact landscaper from Pacific Landscaping, Inc to inquire about maintaining the irrigation system.

- **Website/Communications:** Ambassador I website still lagging. Minutes to be sent to Rob Green for posting.

- **Reserve:** Ambassador I Condominium Association is due for another review of the reserve study. Discussion of the process. Recommendations of the reserve study guide the budget guidelines though are adjusted as needs change. Ty Booth made a motion to fund a new reserve study. David Murphy seconded the motion. Motion Approved. Suzanne will obtain bids. Results to be brought to the next board meeting.

Mohammad would like the document to be a more active guide. Discussion of reserve study as a guide for upcoming needs.

Committee formed to deal with the financials. Suzanne will be able to obtain information on what we've accomplished. Items to be removed from consideration in the near future? Jon Carter questioned the \$7,000 for "furnishings" ~ explanation given. David Murphy made a motion to fund the reserve study. Ty Booth seconded. Suzanne will get bids - results to be brought to next meeting.

Building Manager Report: Lisa Lightner reported she has received lots of assistance from Steven Sawada with building familiarization. Door alarm battery changed. Informative signs have been placed in building. Bike room to be organized - list done by Ron Moody to be updated. Front door security issue improved. Thumb latch much better. Door closer and strike plate replaced and work done on door by Eric Schroeder to improve appearance. Lisa continues to organize the storage room. There is enough paint to correct the differential paint situation on the second floor.

Lisa met with janitorial service and had a discussion of the duties.

There was a proposal made that we should obtain other bids and also how many additional hours might be available for Lisa to work ~ compare that figure with other bids.

A discussion of the property manager's duties will be done at the next board meeting.

Lisa will walk the reserve management study representative through the building. Would like to make a maintenance schedule.

Carpet cleaning completed. Windows to be completed.

Discussion made to expand Lisa's duties in include supervising the cleaners, landscapers, etc.

Financial Report:

Suzanne noted \$1200 in charges to repair the washer & dryers. Lisa is trying to come out with a better system to report difficulties with the machines. Lisa's hours will appear in the June financials. Eric's repairs are partially budgeted. He is now working roughly 1 day per week. Lisa's costs are several thousand dollars above earlier budget.

Old Business:

- **Front porch tile:** Mackie received some bids. Question as to how much money is budgeted for the repair/replacement. Discussion of need to replace the slippery and broken tiles - and also what is appropriate for a building our age.
- **Front door repair update:** Door appearance & security improved. The costs of rehailing the front door entry (replacing glass, etc) could run to \$9,000 to \$10,000. Discussion of building's needs and aesthetics.
- **Internet connection for entry system:** Bids are still being sought for an internet connection for the entry system. Mohammad found a mobile hotspot from ATT which might be effective. Mohammad will check at the Pke and Broadway ATT shop.
- **Maintenance progress/follow-up:**
- **Insurance renewal:** Insurance was renewed in May. Approval from the board via email.
- **Elevator maintenance contract renewal:** Ongoing discussion of the board's unhappiness with the current contract (KONE) for elevator maintenance. Suzanne will obtain another bid.

New Business:

- **Can lighting bid:** Sockets are crumbling in the can lighting. Discussion of replacing the units, hopefully with more energy-efficient LED units. Up to \$10,000 in the budget. Are there rebates from Seattle City Light? Lisa will check into possibilities.

Condo Internet: David Murphy will email Nick to discuss meeting with a sales representative.

Adjourn: Jon Carter moved to adjourn. Mohammad seconded the motion.