

AMBASSADOR | CONDOMINIUM
505 East Denny Way Seattle, WA 98122

Attending:

Tim Trohimovich, President
David Murphy, Vice President
Suzanne Heidema, Treasurer
Dona Cutsogeorge, Secretary
Imran Karim, Member-at-Large
Lisa Lightner, Building Manager
Amra Fikic, Agynbyte
Jordan Ade, Member-at-Large
Michael Glasgo, Member-at-Large

Homeowners: Emily Bourcier, Ty Booth, Makie Suzuki, Rob Greene, Margaux Greene, Margo Reich, Michael & Garret Talcott

January 24, 2023
6:30pm

Ambassador | Annual Board Meeting

1. Call to Order
Tim called the meeting to order at 6:30
2. Verification of attendance
Amra and Dona verified attendance
3. Proof of meeting notice
Witnessed
4. Approval of annual meeting minutes
David moved to approve the annual meeting minutes, Jordan seconded. It passed.
5. Reports of officers
 - a. Our finances are annually audited, and the auditor hasn't identified any problematic issues.
 - b. Our front door security upgrades proved successful when our door suffered a recent attack, so we're pleased with the safety of laminated glass.
6. Report of the committees
 - a. A landscaping committee is forming, currently comprised of Lisa and Makie. Contact Lisa via email if interested: lisalightner3000@gmail.com
7. Election of board of directors
 - a. Six positions are up for election, represented by candidates Michael Glasgo, Jordan Ade, Suzanne Heidema, Imran Khan, Tim Trohimovich, and David Murphy. Jordan moved to cast a unanimous ballot to nominate all six, Dona seconded. It passed.
8. Old Business
 - a. Gym painting – we just received a bid, so work will start soon!
9. New Business
 - a. IRS 70-604 Resolution – Suzanne moved that we transfer any excess (unspent) 2023 income to our 2024 budget, Dona seconded. Approved.
 - b. Front door security system – what are its capabilities, and how can we maximize these? It's got some nice features but has been buggy. Lisa, Michael, and Jordan agreed to work together to user test the app and other capacities.

- c. Website – Jordan offered to take over the site maintenance. Dona will send him access info via email.
 - d. Deferred homeowner maintenance – We're seeing the impacts of this in recent water leaks across the stacks (toilet wax rings, hot water heater lines failing.) Because the HOA has just increased the building deductible, homeowners need to ensure they, too, have increased their unit's deductible to \$25K. We discussed the possibility of a mandatory inspection for all units to review plumbing, fixtures, hot water heaters, etc.
 - e. Communication to homeowners regarding routine maintenance – We think it's a good idea to educate homeowners on what needs to be done to maintain a home in a condo. These suggestions would be sent via an email communique, and also be posted permanently near the mailboxes. Suzanne and Dona will work on a draft.
 - f. Gym ventilation – Significant condensation in the gym is problematic during cold weather. The dryer vents have been cleaned, but this didn't fix it. There are no operable windows in the gym. We'll continue to problem-solve the ongoing need to ventilate this area, including closing the door from the gym into the laundry room to see if that mitigates the issue.
 - g. Better signage for delivery drivers – Although we are limited due to architectural design, Lisa will try to more explicitly direct delivery drivers where to leave packages via signage.
10. Adjourn. Suzanne moved to adjourn at 7:29; Jordan seconded. Approved. Adjourned 7:29pm.