

AMBASSADOR I CONDOMINIUM
505 EAST DENNY WAY SEATTLE, WA 98122

October 22, 2019 7:00pm

Ambassador I Regular Board Meeting

Attending:

Suzanne Heidema, Accountant
Dona Cutsogeorge, Secretary
Ty Booth, Member at Large
Gaby de Jongh, Member at Large

Steve Wilson, Vice President
Dann Moomaw, Member at Large
Tim Trohimovich, Member at Large
Lisa Lightner, Building Manager

VP Wilson called the meeting to order at 7:01 p.m.

1. **Approval of Agenda:** Ty moved to approve the agenda, Gaby seconded. Passed 6-0.
2. **Approval of September minutes:** Gaby moved to approve the Sept minutes, Ty seconded. Passed 6-0.
3. **Homeowner/Tenant issues:**

- Garage summit gate to be repaired on October 28th. The garage will be inaccessible all day for repairs. We will send notice to homeowners.
- Homeless person camping out front. The Board agrees that homeowner interaction in this situation would be unwise, and that we should call the SPD non-emergency homeless response line. Tim will get the number so that we have it on hand.

4. Old Business:

- Window screens - manufacturer rep to meet Lisa re broken tabs on screens before ordering additional screens but appointment needs to be rescheduled
- Landscaping update - No permit needed, Makie working on plan. Lisa will contact Larry at Pacific Landscaping concerning his availability to plant a new landscaping plan in the spring as opposed to the old plan in the fall.
- Antenna for Washington Alarm - trying to schedule installer to come and answer installation questions. Earl at Fire Safety Pros has a bunch of questions. Suzanne emailed him to find out if he would attend an HOA meeting to address all of our concerns.
- Painting unit doors – 2020. When Lisa took inventory, she didn't think it was necessary to paint all of them. The areas most needed are door jamb areas. The homeowner doors themselves are in pretty good shape and may be improved significantly by being washed versus painting.
- Board open positions for 2020 – we may have one interested homeowner. Suzanne will send an email to all homeowners alerting them to the need for 2 new members.
- New WiFi up and working
- Chairs in Lobby - Dona will aim to get them ordered and delivered by end of the month.

5. New Business:

- We're trying to schedule a time for the gym consultant to come to our building. Suzanne talked with Ron Moody, who's a fitness center manager and good candidate. He and Lisa have been trading texts but nothing on the calendar yet. Suzanne sent him a reminder text. We will follow up
5. **Building Manager Report (Lisa):** The office computer is at the end of its life. Lisa needs a new one, and will investigate options. Ty moved to allow Lisa to spend up to \$500 to select and purchase a computer. Dann seconded. Approved 5-0. Building and elevator are running smoothly.
 6. **Financial Report (Suzanne):** Suzanne gave the financial report. She sent out her first draft on the 2020 budget proposal. We discussed issues around 2020 HOA dues increase. If anyone has ideas or questions about this or any other draft budget issue, we will email them to Suzanne a week before the next HOA meeting. Dona moved to approve financial report, Dann seconded. Approved 5-0.
 1. **Committee Reports:** Ty will investigate new artwork for lobby.
 2. **Next board meeting dates:** 11/12, 7:00pm.
 3. **Adjournment:** Gaby moved to adjourn, Ty seconded. Motion passed 5-0. Meeting adjourned at 7:39.

Written by Dona Cutsogeorge