

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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Ambassador I Annual Meeting – January 10, 2017

Attending:

Nick Hart – President

Steve Wilson – Vice President & Secretary

Tim Trohimovich – Member at Large

Ty Booth – Member at Large

Lisa Lightner – Building Manager

Brian Shineman – Treasurer

Robin Cole – Member at Large

Bill Bielby – Member at Large

Suzanne Heidema – Accountant

Various Homeowners (See Sign-In Sheet)

Meeting called to Order at 7 PM.

A quorum was achieved with 26.24% of units represented. (25% is required.)

A presentation and Q & A ensued with David Silver (Association attorney), Brandon Hamilton (architect) and Kris Gjylameti (banker) about the upcoming major project, which is tentatively scheduled for this summer. (We will be replacing windows and doing tuck pointing of the brick.) Brandon reported that he is nearly done with a Scope of Work, and then can proceed to obtain bids from contractors. David Silver explained how the legalities generally proceed with a project of this type. Kris Gjylameti shared current loan rates and terms, and how loans are usually structured for these types of projects. Homeowners asked the board and guests questions which they answered.

President Nick Hart reported on 2016 accomplishments:

- The governing documents were rewritten and updated, and approval voted by the homeowners.
- New interior lighting was installed throughout the common areas of the building.
- Most of the hallways and stairwells were painted, and that work continues.
- Inspections of units were conducted, as a preventative measure to try and avoid unnecessary water intrusion and damages. Plumbing fixtures and water heater tank warranties were reviewed, and replaced as necessary.
- The Building Manager has conducted walk-throughs and Rules review with new residents in the building.
- President Hart advised that the 2017 major goals are the window replacement, brick tuck pointing, and east stairwell metal railing replacement.

Accountant Suzanne Heidema reviewed the 2017 Finances and 2018 Budget. Unit #304 (owned by the Association) recently had a turnover in tenants, but has been re-rented. The parking space associated with that unit will now be advertised and rented. The Board approved budget was ratified, as no one called for a vote to overturn it. By acclamation, the membership voted to roll over surplus funds from 2017 operations to the 2018 budget.

Incumbent Board Members Cole, Trohimovich, Bielby, and Booth had expiring terms, and all were re-elected to new two year terms.

President Hart solicited volunteers to assist with committees.

Meeting adjourned at 8 PM.

Recorded by Steve Wilson