

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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Minutes
May 21, 2013
Regular Board of Directors Meeting

Board Members Present: Jim Arthur, Robin Cole, Rob Green, Nick Hart, Carrie Rolf, and Tim Trohimovich.

Manager Present: Ron Moodey.

Owners and Residents Present: Ty Booth and David Murphy.

The President called the meeting to order at 7:45 p.m.

Approval of the Agenda

Tim moved to approve the agenda. Carrie seconded the motion. It passed unanimously.

Approval of the January and April 19th Minutes

Tim moved to approve the April 19th minutes. Carrie seconded the motion. It passed unanimously.

Carrie moved to approve the minutes of the January regular board meeting. Nick seconded the motion and it was approved unanimously.

Rob moved to approve the minutes of the January 2013 Annual meeting. Carrie seconded the motion and it passed unanimously.

Homeowner Issues

Unit 601 Leak

The Board discussed the repair of the hole in the ceiling of Unit 501.

Door Entry System

The Board President said that she would try to reduce the volume of the door buzzer. Carrie said that the door did not stay unlocked very long, but the board seemed to believe that it was good to have a short unlocked time to maintain the security of the building.

Everyone thanked Robin Cole for all of the work on programming the door entry system and providing key fobs to residents. This ensured that everyone would be able to enter the building. Robin generously declined payment for all of her hard work.

Smoke Blowing in the Window of Unit 603

David Murphy said that the residents of Unit 503 smoke outside their window and that smoke blows in the windows of Unit 603. David said he would talk to them about the problem.

Committee Reports

Webpage

Rob said that he would pay the fees to renew the website and would seek reimbursement. He would also look into how many emails could be sent and received through our website.

Design Committee

The Board President said the chair of the design committee had resigned. She mentioned that perhaps David Mau would make a good chair.

Building Manager Report

Ron summarized the work on the current construction projects, including the no dogs sign. He also said that he had made an appointment to have one of the dryers fixed.

Financial Report

The Board discussed the financial report including the status of the home owner dues.

Old Business

Window Replacement Next Steps

Nick moved to authorize the investigations proposed by Brandon Hamilton, the architect the Board is working with on the plan for window replacement. Tim seconded the motion, it passed unanimously.

Unit 102 Wall Investigation and Repair

Nick moved to authorize Brandon Hamilton to investigate the leak in the 102 wall. Tim seconded the motion and the motion passed unanimously.

Fire Alarm Monitoring Panel

Washington Alarm was the low bidder to replace the fire alarm monitoring panel. The existing panel is sending false alarms to the alarm monitoring company. Nick moved to approve the bid from Washington Alarm for \$986.00 plus tax to install a new fire alarm panel, an AES Radio Communicator, and a monthly monitoring charge of \$43.07 for the fire panel and elevator. Jim seconded the motion and the motion passed unanimously.

Front Porch Tile

Jim suggested that we use octagonal white tile for the stairs and porcelain tile for the risers. Tim moved to obtain two bids for octagonal white tile for the stairs and porcelain tile for the risers with the "The Ambassador" name spelled out in black tile on the top step outside the door. Carrie seconded the motion. The motion passed unanimously. Ron will obtain the two bids.

New Business

The Board discussed consideration of cap on the percentage of units that could be rented. The purpose would be to ensure the building is eligible for federally guaranteed mortgage loans. The Board directed the Rules Committee to consider whether to propose a rental cap and proposed language. The cap would be an amendment to the condominium declaration and so would have to be approved by a 67 percent of the home owners to be adopted and enforceable.

Adjournment

Tim moved to adjourn. Nick seconded the motion. The motion passed unanimously at 9:12 p.m.