

Ambassador I Condominium
505 East Denny Way Seattle, WA 98122

Ambassador I Regular Board Meeting
August 20, 2015 7:00 PM

Board Members Present: Brian Shineman, Tim Trohimovich, Steve Wilson, Robin Cole, Nick Hart, Ty Booth, David Morse

Homeowners/Tenants Present: Suzanne Heidema, Owner 407 - Gaby de Jongh. Tenant of 407 - Evan Radkoff

Building Manager: Lisa Lightner

Approval of Agenda: Approved

Approval of June & July Minutes: Approved

Homeowner/Tenant Issues:

- a. Noise complaint for unit 407: Discussion of the noise issue with the tenant and homeowner. Quiet hours on weekends 11 PM until 7 AM. Tenant stated he would try to do a better job to prevent noise disturbance, discussed options.
- b. Water leak in unit 306: Manager was called to deal with water pouring into unit 206.... Steve Sawada came to help and water to toilet was shut off. Water eventually made its way to the gym floor. Moisture readings have been minimal so things seem to have dried. We will know extent of damage (if any) in a few weeks. Some units were supposed to have plastic fittings changed out in plumbing fixtures ~ this did not happen in unit 306. Tim proposed that we should have a new survey about the plastic fixtures, water heaters and valve units. Discussion about making a master list for water heaters and replacement parts. Governing document permit this ~ specific cause. Robin would like to see actual inspections. Perhaps have multiple items: water heater, plastic fittings, master key. We do not have a good list of folks who replaced the plastic parts. Not everyone replaced the water heater at the same time. Motion carries. Suzanne will write letter about inspection.

Old Business:

- a. Update on amending declarations (Steve/Suzanne): Steve spoke with attorney. Paperwork will be tidied up but legal fees will possibly increase up to \$5000.
- b. Drains (Steve): Steve received no response to query. Monitoring issue.
- c. Lighting bids (Steve): Sequoyah Electric has twice been out to the building. Board hopes to have an apples-to-apples comparison in about 10 days. Follow up next meeting. Lisa has spoken with Mackie about replacing the ugly rear stairwell fixtures with smaller and more decorative fixtures. Laundry room light fixtures are failing. Discussion on fixtures for stairwell. We would like Mackie to give us several options.

We are awaiting bid from Sequoyah. Lisa to get bid for fixtures in stairwell. Board would like to see actual fixtures before voting ~ would also like to maximize rebates. Motion passed to have fixture replaced in storage room. Two or three proposals for stairwell. Break out bids ~ Steve will get the bid from Sequoyah. Hope to finish next month.

- d. Website update (Nick): Nick will put up minutes tonight. Nick will take suggestions for the website.

New Business:

- a. #402 remodel: Fine stands.
- b. The back entrance door needs to be repainted and carpet needs replacement. Looks tatty... Is there a capital project fund to tidy that up? The building's handyman, Eric, will be working shortly in that area. New mats before winter? Put tile or rubber tile in the entrance landing? Suggestion to have Mackie look at back entry design. Is it on the reserve plan?
- c. Tim would like bids for replacing flooring in the rear entry.
- d. Fix the unraveling carpet in front entry ~ Needs replacement. Tim wants carpet replaced. Proposal to get a bid for the replacing with charcoal mat. Lisa to get bid. Lisa to REPLACE.

Building Manager Report (Lisa):

Manager may have to leave ~ will know in the next couple of months. Building may need to replace building manager in January.

Financial Report (Suzanne):

In-line with budget regarding revenue & expenses. Nothing major to report this month. Awaiting \$100 fine. Everyone current. Nothing new to report in expenses. Questions: Under budget on expenses. Eric has purchased a lot of supplies for the work that's been done. Those funds come out of operating budget. Financial report approved.

Are we conserving water on the plants?

Adjourn: 8.06 PM