

AMBASSADOR I CONDOMINIUM
505 EAST DENNY WAY SEATTLE, WA 98122

May 21, 2019 7:00pm Ambassador I Regular Board Meeting

Attending:

Nicholas Hart, President

Tim Trohimovich, Member at Large

Ty Booth, Member at Large

Lisa Lightner, Building Manager

Dona Cutsogeorge, Secretary

President Hart called the meeting to order at 7:00 p.m.

1. Approval of Agenda

Tim moved to approve the agenda as written, seconded by Brian. Approved 4-0.

2. Approval of April minutes

Postponed

3. Homeowner/Tenant issues

a. N/A

4. Old Business

a. Ordering additional screens - Suzanne (postponed)

b. Landscaping update – Lisa spoke with Homeowner. Lisa will put in nasturtium seeds, and we are postponing major landscaping until fall.

c. Commercial unit delinquent receivable – Suzanne sent all the information to our attorney's office before she left Seattle. They did the records search to verify ownership and identify a name. We haven't yet received a copy of the correspondence. She will forward any documents to the board. We will wait until the June board meeting for a more comprehensive update.

5. New Business

a. Earthquake insurance: ratify vote to transfer \$17,663.30 from reserves to cover the premium. Tim moved to ratify the vote. Ty seconded. Approved 4-0.

b. Eric's termination- we discussed performance issues at an executive session and made a unanimous decision to terminate his employment. We still need to get his building keys.

c. Rotting compost on 2nd floor – The HOA will send an email to all residents of the 2nd floor reiterating that this is a recurring problem, to please remember to take out your compost, that this is a finable offense.

d. Antenna for Washington Alarm – We've been experiencing intermittent problems with our fire alarm since the scaffolding was up. Washington Alarm is not getting a signal from our building, so they report it to us. It is restored, but the service is interrupted. The antenna needs to be moved to a place where it can get a strong, reliable signal. It's at the point of being interrupted almost daily. First step is for Lisa to get information about a repeater that can be used for signal transmission. We also need to get bids for moving the fire alarm box itself and rewiring the conduit. The alarm company calls Lisa when there is a problem, so it is interrupting her life at all hours. The HOA gathered inside and outside to look at the impacted areas and discuss our options.

6. Building Manager Report (Lisa) – Suzanne and Lisa walked the building with the new person who's doing our reserves study. Haven't received the study yet but it should be done by June. Lisa sent reminder, and hasn't received a reply. While Lisa and Gary were looking at building they noticed excess paint on the windows as well as the front of our building that is peeling off.

7. Financial Report (Suzanne) Nick gave the report in Suzanne's absence. Tim moved to approve financial report, Brian seconded. Approved 4-0.

- 8. Committee Reports** – Dona will draft survey for homeowners about gym remodel. Nick will set up board member website-related email accounts
- 9. Next board meeting dates:** Tues 6/25, 7pm.
- 10. Adjournment:** Ty moved to adjourn, Brian seconded. Motion passed 4-0. Meeting adjourned at 7:36.

Written by Dona Cutsogeorge