

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 Board Meeting Minutes – February 20, 2017

Attending:

Nick Hart – President

Steve Wilson – Vice President

Brian Shineman – Treasurer

Ty Booth – Member at Large

Tim Trohimovich (In Part)– Member at Large

Robin Cole – Member at Large

Suzanne Heidema - Accountant

Lisa Lightner – Building Manager

Dan Roy –Unit #606

Meeting convened at 7:01 PM

Annual Meeting Minutes Approved – Motion by Cole Second by Booth, approved 5 – 0. (Hart, Wilson, Cole, Shineman, and Booth.)

January Board Meeting Minutes Approved Motion by Cole, Second by Booth, approved 5 – 0. (Hart, Wilson, Shineman, Booth, and Cole.)

Old Business:

New Elevator Flooring – The Board is opting to defer this until major construction is completed, to avoid potential damage/heavy use.

Air BNB/Short Term Rental Activity- This has become an issue for many Condominium Associations in the city, as well as ours. The Rules Committee (chaired by Tim Trohimovich) will investigate the latest developments, and make recommendations to the Board.

New front door latchguard/astragal – More inquiry and a quote to be sought about a full length astragal.

New Fire Panel Authorized – The Board ratified an earlier e-mail vote to install a new Fire Panel. (The old one was failing and transmitting false alarms.) Motion by Cole, Second by Booth, approved 6 – 0. (Hart, Wilson, Shineman, Cole, Booth, and Trohimovich.)

Major Construction Project - Robin Cole updated the Board on the status of the major construction project. The Architect expects to conduct a walk-through of the building with contractors/bidders by February 24.

The City is in the process of enacting new earthquake requirements for retrofitting of older buildings, especially those featuring unsupported brick or CMU block (concrete masonry unit) construction. The city has done an inventory, and we are not listed as included in this process. We have asked the architect to review the draft legislation, and the details of our building, and confirm that we will not get caught up in this, nor need to include in our major construction project.

Emergency Lights in East Stairwell to be replaced – Ratifies an earlier e-mail vote. Motion by Trohimovich, Second by Cole, approved 6 – 0.

Replace the gas water heater in the laundry room – Ratifies an earlier e-mail vote. Motion by Trohimovich, Second by Cole, approved 6 – 0.

Authorized payment to the architect – Ratified transfer from Reserves for payment of the architect's latest billing. Motion by Trohimovich, Second by Shineman, approved 6 – 0.

The Board authorized \$249 for the purchase of a used pressure washer, for cleaning of the building exterior. Motion by Trohimovich, Second by Cole, approved 6 – 0.

The Board is continuing to investigate installation of a secure package bin for heightened security. Unfortunately, we have been stymied to some degree by U.S. Postal regulations. We continue to work on this.

Building Manager Report:

The Building Manager gave her report to the Board, with no major problems noted.

Financial Report:

The Accountant gave the monthly financial report to the Board, with no notable issues identified. Accounts receivable remain in good shape, and we are basically staying within budget parameters. **She intends to continue to encourage homeowners to enroll in ACH to ensure efficiency and convenience.** (The ACH paperwork allows automatic dues payment each month out of a homeowner's bank account.)

Meeting adjourned at 7:53 PM

Recorded by Steve Wilson

Next Meeting: Wednesday March 22 at 7 PM