

Ambassador I Condominium

505 East Denny Way Seattle, WA 98122

Minutes

December 16, 2014 7:00 PM

Regular Board of Directors Meeting

Board Members Present: Nick Hart, Jon Carter, Ty Booth, David Morse, Steve Wilson.

Homeowners Present: Unit #405 owners, Suzanne Heidema

Building Manager: Lisa Lightner

Approval of Agenda: Approved.

Approval of October Minutes: Approved.

Homeowner/Tenant Issues:

- Unit #405 remodel: Scope of work went beyond what the board expected. Homeowners presented their case and the fine was waived. Discussion of clarifying the rules when projects increase in scope.
- Unit #302 issues: Noise & water problems from tenant. Mackie will keep the board informed if problems continue. The present tenant is to move out in January.
- Tile project: New quote is \$4200 including tax. Contractor is a homeowners' club referral. Motion to proceed with the project passed. Work should begin the end of January 2015 after stone is delivered.

Building Manager Report (Lisa):

- There have been water leaks in the -08 stack of units. Four leaks reported. It appears grease is clogging the pipes. Discussion of remediation. Products are available to break down clogs. Suggestion made to purchase sample products and distribute to tenants. Motion made & passed. Dishwasher in #603 overflowed.
- Soil in front planting beds needs to be amended. Lisa has purchased soil amendment products.
- LED can light replacements available for the present can lights which are failing. Lisa to get bids.

Financial Report (Suzanne):

- Revenue in line with budget. Expenses slightly over budget. Eric's hours are connected with the stairwell project. Operating expenses are \$5000 over budget due to Lisa and Eric's wages. New budget in 2015 to reflect added expense. Budget should be close at year's end.

- Discussion of the financial audit process. Audit is required by the condo act and condo rules. Joe Vandel CPA was approved to audit the association's finances.

Reserve Study:

- Second opinion from Todd Kilburn regarding window replacement:
- Report from the reserve committee on findings. Much the same as original opinion.
- Discussion to move ahead with the project. Steve Wilson to investigate financing options.
- Reserve committee to meet on Saturday 10 January 2015 to make a list of 2015's issues.

Old Business:

- Condo internet: Board member involved not present at meeting.
- Stairwell project: Walls have been painted with primer. Needs final coat of paint. Alpine fencing to be contacted about repairing the barriers.

New Business:

- Financial audit fee is \$1500.
- Annual homeowners' meeting will be 20 January 2015.
- Discussion of annual homeowners' meeting.

Adjourn: Motion made, seconded & passed to adjourn. Meeting ended at 8.10 PM.